

IN THE MATTER OF
THE APPLICATION OF
CHESTNUT RIDGE COUNTRY CLUB
INC. FOR A SPECIAL HEARING ON
PROPERTY LOCATED ON THE SOUTH
SIDE FALLS ROAD, 393' SOUTH OF
A POINT 385' EAST OF WOODLAND
DRIVE (1700 FALLS ROAD)
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 90-428-SPH

ORDER OF DISMISSAL

This matter comes before this Board on appeal from a decision of the Zoning Commissioner dated June 15, 1990 wherein the Petition for Special Hearing was denied.

WHEREAS, by letter dated September 20, 1994, the Board of Appeals notified the parties of record in the above-entitled matter that the appeal would be dismissed for lack of prosecution after a period of 30 days; and

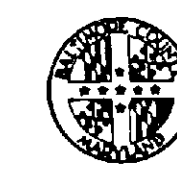
WHEREAS, the Board has not received a reply from its letter of September 20, 1994, within 30 days as requested;

THEREFORE, the Board will, on its own Motion, dismiss the within appeal.

IT IS HEREBY ORDERED this 24th day of October, 1994 by the County Board of Appeals of Baltimore County that the above-referenced appeal in Case No. 90-428-SPH be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett, Chairman



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

October 24, 1994

Harry S. Shapiro, Esquire
400 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 90-428-SPH
Chestnut Ridge Country Club, Inc.

Dear Mr. Shapiro:

Enclosed is a copy of the Order of Dismissal issued this date by the County Board of Appeals in the subject matter.

Very truly yours,

Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Mr. Michael H. Ricklen
Chestnut Ridge Country Club
Harold H. Burns, Esquire
Mr. A. D. McComas, Exec. Dir.
Falls Road Community Association
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
W. Carl Richards /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Printed with Soy-based Ink
on Recycled Paper

IN RE: PETITION FOR SPECIAL HEARING
S/S Falls Rd., 393 ft. south of
a point 385' E of Woodland Drive
1700 Falls Road
8th Election District
3rd Councilmanic District
Chestnut Ridge Country Club, Inc.
Petitioner

* BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 90-428-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, pursuant to the Petition for Special Hearing, requests approval of an amended Plat removing 34.432 acres +/- from the previously approved special exception country club, pursuant to zoning case No. 89-270SPHXA, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Robert Taubman, appeared and was represented by Harry S. Shapiro, Esquire. Appearing on behalf of the Petitioner was Mr. V. J. Moskunas, M & H Engineering, Inc. Appearing as Protestants were Harold H. Burns, Jr., A.D. McComas, Executive Director, Falls Road Community Association, Anthony and Joyce Delaney, Jacqueline Slavney, Ludvig Sternberger, Sidney Silber, Leonard Rauch, Margaret Stevens, Robert Hunter, Drs. Richard and Marian Damewood and Karen Meyer, Executive Director, Valleys Planning Council. Also appearing, pursuant to a subpoena issued by the Protestants, was Rocky Powell, Department of Environmental Protection and Resource Management.

Testimony indicated that the subject property known as the Chestnut Ridge Country Club, consists of 227.965 acres +/-, zoned R.C.5 and is improved with a subject country club including golf course, pool, tennis courts and related improvements. Testimony indicated that the Petitioner

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is desirous of removing 34.432 acres from the special exception country club granted, pursuant to case No. 89-270-SPHXA, for possible future residential development, as indicated on Petitioner's Exhibit No. 1.

Mr. Harry Shapiro proffered much of the testimony for the Petitioner. Mr. Shapiro stated that the Petitioner is proposing to move the country club's western boundary line eastward, as indicated on Petitioner's Exhibit No. 1. He proffered that removing the 34.432 acre parcel from the existing special exception golf course will have no impact on parking or in any way change the nature of the existing country club. Additionally, Mr. Shapiro stated that, in his opinion, granting the requested relief will have no detrimental impact on the community or the environment.

Mr. Robert Taubman testified that the subject country club has had a good relationship with the community over the years and that, in his opinion, the requested relief will have no detrimental impact on the club's neighbors.

Numerous individuals appeared and testified in opposition to the Petitioner's proposal. The Protestants primary concerns pertained to the environment, safety and privacy. The Protestants testified extensively regarding what they perceived as an anticipated negative impact on Dipping Pond Run and the environment in general, should the Petitioners be permitted to develop the subject 34.432 acres, as proposed. Several Protestants also testified regarding their opposition to the construction of a panhandle to Broadway Road to access the subject parcel. They testified regarding their concerns for the safety of their children, as well as their property values, should the Petitioner's relief be granted.

Mr. Rocky Powell appeared and testified regarding the reproducing brook trout population currently in Dipping Pond Run and indicated that

-2-

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Dipping Pond Run is the last stream in the Jones Falls Water Shed that maintains a reproducing brook trout population.

The burden on the Petitioner is to establish evidence, that the Petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

The Zoning Commissioner finds that the Petitioner has not affirmatively complied with the requirements of Section 502.1, specifically, subsections a,b,e and h.

Based on the testimony and evidence produced at the hearing, the request relief must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of June, 1990, that permission to approve an amended Plat to remove 34.432 acres +/- from previously approved special exception country club, pursuant to zoning case No. 89-270SPHXA, is hereby DENIED.

J. Robert Haines
Zoning Commissioner for
Baltimore County

JRH:mmm
cc: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 12, 1990



Harry S. Shapiro, Esquire
400 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Chestnut Ridge Country Club, Inc., Petitioner
Case #90-428-SPH

Dear Mr. Shapiro:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:mmm
att.
cc: Peoples Counsel
cc: Protestants

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PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-428-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDER RECEIVED FOR FILING
Date
By

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 1st day of May, 1990, at 7:30 o'clock.

Chk 5/21/90 at 3:30 p.m.

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2 HR. (over 1/2)
AVAILABLE FOR HEARING
NON-ADJUDICATORY - BEST TWO (2)
ALL
REVIEWED BY: JRH DATE 3-6-90

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M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

MARCH 6, 1990

DESCRIPTION FOR SPECIAL HEARING

BEGINNING for the same at a point, distant the two following course from the intersection formed by the center lines of Woodland Drive and Broadway Road, 1) easterly 385 feet; 2) S 02° 45' 33" E, 393.25 feet. Thence running and binding along new lines of division the thirty (30) following courses and distances viz, 1) N 81° 17' 27" E, 60.94 feet, 2) S 01° 36' 14" E, 248.47 feet, 3) S 21° 36' 20" E, 40.00 feet, 4) N 68° 23' 40" E, 65.00 feet, 5) S 21° 36' 20" E, 84.00 feet, 6) S 03° 12' 00" E, 117.88 feet, 7) S 31° 09' 09" E, 191.02 feet, 8) by a curve to the right having a radius of 1000.00 feet, for a distance of 234.20 feet, the chord of which bears S 24° 26' 35.5" E, 233.66 feet, 9) S 17° 44' 02" E, 112.59 feet, 10) S 09° 49' 45" E, 170.99 feet, 11) S 47° 52' 50" W, 91.53 feet, 12) S 11° 11' 59" W, 203.85 feet, 13) S 29° 10' 23" W, 129.21 feet, 14) S 10° 37' 43" W, 218.98 feet, 15) S 60° 47' 47" W, 47.41 feet, 16) S 18° 40' 31" W, 86.00 feet, 17) S 11° 16' 39" W, 113.58 feet, 18) S 02° 38' 01" E, 216.50 feet, 19) S 08° 54' 20" W, 73.25 feet, 20) S 00° 02' 04" W, 206.04 feet, 21) S 51° 05' 17" E, 43.22 feet, 22) S 11° 09' 49" E, 259.77 feet, 23) by a curve to the right having a radius of 50.00 feet, for a distance of 88.09 feet, the chord of which bears S 59° 45' 33" E, 77.13 feet, and 24) S 04° 16' 07" E, 49.64 feet, 25) S 88° 26' 50" W, 583.47 feet, 26) N 03° 47' 50" W, 924.00 feet, 27) N 09° 14' 11" N, 1034.90 feet, 28) N 41° 25' 32" E, 508.02 feet, 29) S 86° 21' 54" E, 207.95 feet, 30) N 02° 45' 33" W, 477.81 feet to PLACE OF BEGINNING containing 34.6 acres more or less.



MALCOLM E. HUDKINS
REGISTERED SURVEYOR #5095

MICROFILMED



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. April 19, 1991

NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-438-SPH CHESTNUT RIDGE COUNTRY CLUB, INC.
438 S/s Falls Rd., 393' S of a point 385' E of Woodland Drive (1700 Falls Rd.)
8th Election District
3rd Councilmanic District

SPH-Removing acreage from previously approved SE for possible future residential development.

6/15/90 - Z.C.'s Order DENYING Petition.

which was scheduled for hearing on April 23, 1991 has been POSTPONED at the joint request of Counsel; to be reset for hearing at request of Counsel.

cc: Harry S. Shapiro, Esquire Counsel for Petitioner/Appellant

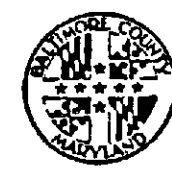
Mr. Michael H. Ricklen " "
Chestnut Ridge Country Club, Inc.

Harold Burns, Esquire/JCROC

A. D. McComas, Exec. Director Protestant
Falls Road Comm. Assoc.
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

LindaLee M. Kuszmaul
Legal Secretary

*Deey McComas
Box 555
Brooklandville 21022*



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

HEARING ROOM - Room 301 (301) 887-3180
County Office Building August 23, 1990

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-428-SPH CHESTNUT RIDGE COUNTRY CLUB, INC.
S/s Falls Rd., 393' S of a point 385' E of Woodland Drive (1700 Falls Rd.)
8th Election District
3rd Councilmanic District

SPH-Removing acreage from previously approved SE for possible future residential development.

6/15/90 - Z.C.'s Order DENYING Petition.

ASSIGNED FOR: WEDNESDAY, FEBRUARY 6, 1991 at 10:00 a.m.

cc: Harry S. Shapiro, Esquire Counsel for Petitioner/Appellant

Mr. Michael H. Ricklen " "
Chestnut Ridge Country Club, Inc.

A. D. McComas, Exec. Director Protestant
Falls Road Comm. Assoc.

People's Counsel for Baltimore County out per Shirley Hess 8/28/90
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul
Legal Secretary

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

April 24, 1990

Harry S. Shapiro, Esquire
400 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 300, Case No. 90-428-SPH
Petitioner: Chestnut Ridge Country Club
Petition for Special Hearing

Dear Mr. Shapiro:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael H. Ricklen
Chestnut Ridge Country Club, Inc.
1700 Falls Road
Lutherville, MD 21093

MICROFILMED

HAROLD H. BURNS, JR.
ATTORNEY AT LAW
SUITE 200
300 CATHEDRAL STREET
BALTIMORE, MARYLAND 21201
(301) 528-0044
FAX (301) 547-0868

February 5, 1991

MAUREEN F. MACKAY

Baltimore County Board of Appeals
Room 315
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Chestnut Ridge Country Club, Inc.
Case No. 90-428-SPH

TO WHOM IT MAY CONCERN:

I write to request that be listed as a "party of record" in the above-referenced case on behalf of the following:

1. As President of and counsel to Greenwood, Inc.

2. As chairperson of an organization known as the Joint Chestnut Ridge Oversight Committee ("JCROC") which has been formed by the Falls Road Improvement Association, Greenwood, Inc., The Valleys Planning Council, Inc., and Chestnut Ridge Community Association of Baltimore County, Inc.

Thank you for your attention in this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Harold H. Burns
Harold H. Burns, Jr.

MMR

cc: JCROC Members

11:11:11 6-6-91
COUNTY BOARD OF APPEALS



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. January 2, 1991

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-438-SPH CHESTNUT RIDGE COUNTRY CLUB, INC.
S/s Falls Rd., 393' S of a point 385' E of Woodland Drive (1700 Falls Rd.)
8th Election District
3rd Councilmanic District

SPH-Removing acreage from previously approved SE for possible future residential development.

6/15/90 - Z.C.'s Order DENYING Petition.

which was scheduled for hearing on February 6, 1991 has been POSTPONED at the request of Counsel for the Petitioner/Appellant and has been

REASSIGNED FOR: TUESDAY, APRIL 23, 1991 AT 11:00 a.m.

cc: Harry S. Shapiro, Esquire Counsel for Petitioner/Appellant

Mr. Michael H. Ricklen " "
Chestnut Ridge Country Club, Inc.

A. D. McComas, Exec. Director Protestant
Falls Road Comm. Assoc.

P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul
Legal Secretary

Harold H. Burns, Jr., Esquire



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

March 21, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Chestnut Ridge Country Club Inc.
Zoning meeting 4/3/90
S/S Falls Road
MD 25
393' south of
Woodland Drive
Item # 300

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve an amended plat to remove a special exception which was approved by Case No. 89-270 SPHA, we find the plan acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es

cc: Development Engineers Inc.
Mr. J. Ogle

RECEIVED
MAR 23 1990
ZONING OFFICE

My telephone number is (301) 333-1350

Interpretation for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-9451 D.C. Metro - 1-800-492-5052 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

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Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

March 23, 1990



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 300, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, and 321.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Assoc. II

MSF/lvw

RECEIVED
MAR 27 1990

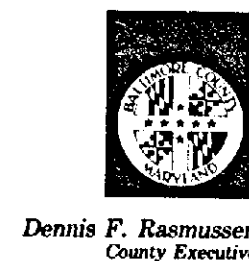
ZONING OFFICE

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Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reincke
Chief

APRIL 4, 1990



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHESTNUT RIDGE COUNTRY CLUB, INC.

Location: #11700 FALLS ROAD

Item No.: 300 Zoning Agenda: APRIL 3, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *City of Baltimore* Noted and Approved *City of Baltimore*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for April 3, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 300, 307, 308, 310, 311, 312, 313, 318, 319 and 320.

For Items 309, 314, 315 and 317, the previous County Review Group comments apply.

For Item 316, a County Review Group meeting may be required.

For Item 321, a County Review Group meeting may be required. Neither lot has in fee frontage to a public road.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

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BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

CRG DATE: 2/8/90
PRE-CRG DATE: 1/25/90

PROJECT NAME: CHESTNUT RIDGE ESTATES ON THE GREEN
LOCATION: S/S Broadway Road opposite Ridgmont Rd and East of Woodland Drive

PLAN: 12/18/89
REV.: 1/30/90

REV.:
90-428-SPH

DISTRICT: 8C3

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify obvious conflicts with the Baltimore County Zoning Regulations, and details necessary in order to determine compliance with these regulations. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts well in advance of any expected zoning approvals. The intent of the developer must be clear on the CRG plan and any zoning conflicts must be identified conspicuously on the plan under "Zoning Public Hearing Request".

1. Most of the 37.9 acres submitted for approval (34.5 acres) is within the Special Exception area for the Chestnut Ridge Country Club as documented in zoning cases 89-270-SPHXA and 90-42-SPHA. The Special Exception area and site plan of the Country Club must be reduced and amended by Public Special Hearing before the Zoning Commissioner prior to zoning approval of the submitted subdivision. Include the described tract boundary of the country club on the CRG plan.

1/30/90: On the entrance detail, note on the Delmar lot that all buildings are accurately shown and dimension the distance to the proposed street centerline from the nearest portion of the Delmar driveway. Any setback or other zoning conflicts caused by the proposed street must be addressed at the public special hearing. Also, an accurate, scale, clear plan of the Burnham lot #3 that is being subdivided must be submitted to confirm that all zoning requirements are being met. The plan must include acreages, existing buildings, setbacks, height and use. It must be confirmed that all zoning regulations are met prior to application for a special hearing.

2. Clarify the intended use of 2 parcels on the east side of the access road - North of the identified lot #19. Include the existing and anticipated dwelling front orientation of all dwellings on corner and panhandle lots.

1/30/90: Clarify the use of the labeled lot #19, and the balance of the "Broer" lot.

3. Clearly show all proposed lot dimensional lines, notes and bounds on the east side tract boundary, and all maximum permitted building envelopes not to include steep slopes on unsuitable soils or required buffer areas. Provide an accurate vicinity map minimum 1"=1000 ft. with the proposed road included. Include the coverage provisions of Section 1804.1.B.4 (B.C.Z.R.) on the plan. Number lots sequentially and provide a more legible revised plan without excessive print background.

4. Final zoning approval is contingent first upon the resolution of all comments and second upon the outcome of the required zoning hearing.

W. Carl Richards
W. Carl Richards

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner DATE: April 30, 1990

FROM: Pat Keller, Deputy Director, Office of Planning and Zoning

SUBJECT: Item 300, Chestnut Ridge Country Club, Inc.

The Petitioner requests a Special Hearing to remove a Special Exception for a country club use for 34.342 ±, which was approved by Case No. 89-270-SPHXA. In reference to this request, staff offers the following comments:

The subject property is part of a 37.9 acre parcel proposed to be developed as 17 detached dwellings. The subdivision, known as 'Chestnut Ridge Estates on the Green', was the subject of a CRG meeting on February 8, 1990, which was continued in order to address several issues, including the resolution of the instant special hearing. Copies of the CRG plan, the CRG Meeting Summary, and the Office of Planning and Zoning comments are attached.

This office is concerned that the Petitioner's 'Plan to Accompany Application for Special Hearing', dated February 27, 1990, does not indicate a proposed use or means of access to the landlocked parcel requested to be released from special exception use. The CRG plan shows the proposed layout of the subdivision and its access to Broadway Road on land which is not a part of the special exception tract. The CRG Meeting Summary shows that the access was the subject of concern to both citizens and County agencies. The intersection of Ridgmont Road and Broadway Road is not shown on the zoning site plan. Its location should be noted.

It is the position of this office that development of Lots 8, 9, and 10 (originally shown as Lots 9, 15, and 10) be eliminated and the land should not be released from the special exception for a country club for the following reasons:

County Council Bill No. 172-89 defines a panhandle driveway as "The paved roadway which is located within the in-fee strip area of one or more abutting panhandle lots and provides vehicular access to the local street or a collector street." (emphasis added). This office believes that the layout shown on the CRG plan is in direct conflict with this definition.

Existing slopes exceed the maximum acceptable grade of 14% for a panhandle drive, requiring the need for grading on the country club site outside of the area proposed to be released from the special exception.

The driveway encroaches on the well of Lot 9.

MICROFILMED

This site is within a groundwater problem area where documented well problems have been recorded. It appears that insufficient areas for possible well replacement have been considered.

Physical site limitations exist on Lot 8 that preclude any flexibility for house siting or size.

No T-turnaround has been provided at the terminus of the panhandle.

The zoning plan and the CRG plan provide differing bearings and distances for the outline of the site. These differences will need to be resolved prior to final CRG approval.

s: item300.txt
PK/ckr

MICROFILMED

Bob Haines, Zoning Comm.

Dear Bob:

I am requesting a copy of the above referenced zoning hearing on cassette tape.

re: Haines case # 90-428-SPH
dated May 11, 1990
(cont. from May 2, 1990)

Thank You,
Andrew Klipman
486-3330

RECEIVED
JUL 2 1990
ZONING OFFICE

MICROFILMED

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENT
FROM: OFFICE OF PLANNING AND ZONING DATE: 2/08/90

PROJECT NAME: CHESTNUT RIDGE ESTATES ON THE GREEN, 11 A.M. PLAN

PROJECT NUMBER: VIII-563
The Chestnut Ridge Estates on the Green CRG plan proposes 17 lots on 37.9 acres ± zoned R-5 on the south side of Broadway Road opposite Ridgmont Road.

The Office of Planning and Zoning has reviewed the revised subject plan dated 01/30/90 and submits the following comments:

1. The Office of Planning and Zoning does not recommend CRG approval at this time. A continued meeting is requested to resolve the following development matters:

- This property (excepting the Burnham and Brown tracts) is encumbered by a special exception use for the Chestnut Ridge Country Club as described in zoning cases 90-42-SPHA and 89-270-SPHXA. The Office of Planning and Zoning will not recommend final action on this CRG plan prior to the Zoning Commissioner's approval of a reduced special exception area that releases the subject tract from the special exception use.

- This office does not support the use of panhandles to serve proposed lots #9, #10 and #15; therefore, development of this area should be deleted from the revised plan and retained by the Country Club. It is our intention to advise the Zoning Commissioner of our position regarding this part of the property at the special hearing to amend the site plan for the Country Club.

2. This property is within a designated area of critical state concern regarding the potential as a groundwater problem area. This information must be noted on the plan per Section 22-35 of the Baltimore County Development Regulations.

3. The use of building envelopes is recommended in lieu of precise building locations to maintain site flexibility.

4. The disposition of the two (2) remaining parcels on the east side of Tournament Garth must be clear on the revised plan. The designation of Lot 19 on the revised plan is confusing and misleading.

5. The status of the existing pool house on parcel 412 (Burnham property) must be shown on the revised plan. This structure must be in compliance with Section 400 of the Baltimore County Zoning Regulations.

6. A final landscape plan, approved by the Office of Planning and Zoning, is required prior to issuance of building permits. Since a limit of disturbance line had been indicated which minimizes tree clearance to the area required for roads and house sites, a modification to the landscape plan requirement would be considered. Covenants restricting clearing on each lot are strongly recommended.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-428-SPH

District: 8th Date of Posting: 4-10-90
Posted for: Appeal Hearing
Petitioner: Chestnut Ridge Country Club, Inc.
Location of property: S/S of Falls Road, 333' S of a point 365' E of Woodland Drive (1700 Falls Road)
Location of Sign: West side of Falls Road at entrance to subject property
Remarks: _____
Posted by: J. Robert Haines Date of return: 4-20-90
Number of Signs: 1 MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 4, 1990.

TOWSON TIMES,

S. Zeke Olson
Publisher

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 5, 1990.

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

MICROFILMED

RECEIVED
COUNTY BOARD OF APPEALS
90 AUG -3 AM 10:31

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-428-SPH

District: 8th Date of Posting: July 28, 1990
Posted for: Appeal
Petitioner: Chestnut Ridge Country Club
Location of property: S/S of Falls Road, 333' S of a point 365' E of Woodland Drive (1700 Falls Road)
Location of Sign: West side of Falls Road at entrance to subject property
Remarks: _____
Posted by: J. Robert Haines Date of return: August 3, 1990
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Account: R-001-6150
Number: 2889

7/03/90

C9100436

COPIES:	QTY	PRICE
780 - AUDIO TAPE	01 X	\$15.00
TOTAL:		\$15.00

B 167*****15001a 6051F

MICROFILMED

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Account: R-001-6150
Number: 3015

Date: 7/24/90
APPEAL FEES QTY PRICE
140 - OF ALL OTHER ORDERS 1 X \$125.00
150 - POSTING SIGNS / ADVERTISING 1 X \$25.00
TOTAL: \$150.00
LAST NAME OF OWNER: CHESTNUT RIDGE

MICROFILMED

0440480064MICHC
BA C009124A07-24-90 \$150.00

Cashier Validation:

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Account: R-001-6150
Number: 2351

Date: 9/02/90
PUBLIC HEARING FEES QTY PRICE
090 - POSTING SIGNS / ADVERTISING 1 X \$127.41
TOTAL: \$127.41
LAST NAME OF OWNER: CHESTNUT RIDGE

B 135*****12741a 6031F

Cashier Validation:

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE: APR 18 1990

Chestnut Ridge Country Club, Inc.
1700 Falls Road
Lutherville, Maryland 21093

RE: Petition for Special Hearing
CASE NUMBER: 90-428-SPH
S/S Falls Road, 333' S of a point 365' E of Woodland Drive
(1700 Falls Road)
8th Election District - 3rd Councilmanic
Petitioner(s): Chestnut Ridge Country Club, Inc.
HEARING: WEDNESDAY, MAY 2, 1990 at 3:30 p.m.

Gentlemen:

Please be advised that \$ 127.41 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Harry Shapiro, Esq.

MICROFILMED

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Account: R-001-6150
Number: 1610

Date: 3/08/90
PUBLIC HEARING FEES QTY PRICE
040 - SPECIAL HEARING OTHER 1 X \$125.00
TOTAL: \$125.00
LAST NAME OF OWNER: CHESTNUT RIDGE

PLEASE MAKE CHECKS PAYABLE TO: BALTIMORE COUNTY

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Account: R-001-6150
Number: 1606

Date: 9/02/90
PUBLIC HEARING FEES QTY PRICE
090 - POSTING SIGNS / ADVERTISING 1 X \$127.41
TOTAL: \$127.41
LAST NAME OF OWNER: CHESTNUT RIDGE

PLEASE MAKE CHECKS PAYABLE TO: BALTIMORE COUNTY

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

March 13, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 90-428-SPH
S/S Falls Road, 333' S of a point 365' E of Woodland Drive
(1700 Falls Road)
8th Election District - 3rd Councilmanic
Petitioner(s): Chestnut Ridge Country Club, Inc.
HEARING: TUESDAY, MAY 1, 1990 at 9:30 a.m.

Special Hearings To approve an amended plat to remove a special exception which was approved by Case #89-270-SPH.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Chestnut Ridge Country Club, Inc.
Harry Shapiro, Esq.

MICROFILMED

COUNTY REVIEW GROUP MEETING SUMMARY

Thursday, February 8, 1990

CHESTNUT RIDGE ESTATES ON THE GREEN

District 8 C3

COUNTY REVIEW GROUP - THOSE PRESENT

David L. Thomas, Chairman - Dept. of Public Works
Joe Maranto, Co-Chairman - Office of Current Planning

AGENCY REPRESENTATIVES

Dennis Kennedy - Developers Engineering Division
Larry Filson - DEPRM
Jennifer Nacek - Councilman Ruppertsberger's Aide
Ed Schmaus - DEPRM/Storm Water Management

DEVELOPER AND/OR REPRESENTATIVES

Vincent J. Moskunus - M&H Development Engrs., Inc.
Andrew Klopman - Klopman Development Corp.

INTERESTED CITIZENS

Please See Attached

Mr. Thomas, Chairman, opened the meeting at 11:15 a.m., introduced the staff, and explained the purpose of the meeting. Mr. Moskunus presented the plan.

Mr. Maranto summarized the staff comments submitted from Fire Department, Developers Engineering Division, Storm Water Management, Department of Environmental Protection and Resource Management (DEPRM), Board of Education, Office of Planning and Zoning, Bureau of Traffic Engineering, Department of Recreation and Parks, Bureau of Sanitation. These comments have been made a part of this summary, and a copy was also given to the developer and developer's engineer.

Staff comments to be addressed:

DEPRM - A continued meeting is recommended. The Environmental Effects Report is not approved. No development is allowed in the Forest Buffer Easement. Forest Buffer Easement restrictive covenants must be listed, an alternatives analysis for water quality must be submitted and pre-CRG comments red-lined on print given to developer's engineer must be addressed.

Storm Water Management - A continued meeting is recommended. No facility is shown on the plan, and the waiver has not yet been approved.

CRG Summary
Chestnut Ridge Estates on the Green
Page 2

Planning & Zoning - A continued meeting is recommended. The property is encumbered by previous zoning cases. Panhandles are not supported by this office; lots 9, 10 and 15 should be therefore deleted. Note on plan that this is a critical ground water area, as per Section 22-55 requirements. Lot 19 is confusing. There is a zoning problem with the pool.

Traffic Engineering - Show 400-foot sight lines on plan with clearing and grading notes as required. Submit profile of Broadway Road to this office; grade may need to be raised.

Sanitation - Show panhandle trash and mail pads.

Developers Engineering Division - Show intent for the two parcels on east side of Tournament Garth north of lot 16.

The citizens were invited to comment:

A. D. McComas (Falls Road Community Assoc.) - Improved sight distance needed for road safety. Special Exceptions (zoning) must be settled. Wetlands must be addressed. This development is a very risky venture and could lead to a community disaster. Based on all the above, a continued meeting is requested. Have any wells been drilled at all? Will the developer request a waiver of street lights? Who will maintain the two strips straddling the road?

Wort Swimmer (1337 Broadway Road) - Traffic is "stupendous and incredible", even dangerous to go to the mailbox. The Police Department recognizes the severity of the problem (see letter to Mr. Swimmer from Major Benton dated February 5, 1990). Access must be done carefully, with due attention to sight distance.

Anthony Delauney (1401 Broadway, next to development site) - Concurs with traffic concerns. Concerned about close proximity of development access road to his property, especially children's playground. Also, bend in road would aim headlights into his windows. Zoning has changed, allowing development.

Joyce Delauney - What will happen to "lot 19" parcel adjacent to our property?

Charles Andersen (President, Chestnut Ridge Assoc.) - Access road intersection would be dangerous. Stopped traffic turning into subdivision could be hit at crest vertical curve. Established neighborhood would be impacted. Will there be landscape buffer to protect neighborhood from road? Headlights shining into the Delauney's back windows should be blocked by protective landscaping.

CRG Summary
Chestnut Ridge Estates on the Green
Page 3

Robert Hunter (11808 Ridgemont Road) - Concurs with traffic concerns. Speeding has been a problem since traffic signal at Falls and Broadway.

The citizens comments were then reviewed:

For Mr. McComas - Sight distance addressed in Traffic Engineering comment. Mr. Maranto explained that the developer has failed to address the zoning issues in legal process now, and the property will be posted with a sign advising of the public hearing involved. Wetlands to be addressed in DEPRM comment. Mr. Klopman explained that this development has already attracted a list of over 20 potential buyers, and should not be a risk, but Mr. McComas explained that the risk was in not being certain wells could be successfully provided for each lot. Mr. Thomas explained requests for continuance were only valid from County or State agencies. Mr. Moskunus explained that no wells have yet been drilled. Mr. Klopman agreed to submit waiver request for street lights, and explained that the landscaped strips buffering the access road would be maintained by a homeowners association.

For Mr. Swimmer - Access and traffic issues are addressed in Traffic Engineering comment, and letter from Police Department is received for the record.

For Mr. Delauney - Mr. Family explained access road profile is not accurate and would be studied. If possible, alignment will be shifted away from Delauney's house. Mr. Klopman explained proposed landscaping including brick and wrought iron fencing to protect adjacent properties. Mr. Moskunus explained that headlights would not shine on the house due to road grade. Also, Broadway Road right-of-way is uncertain, possibly affecting developer's ability to improve sight distance. Mr. Maranto explained that zoning has been RCS here since 1976.

Comments were previously addressed for Mrs. Delauney, Mr. Anderson, and Mr. Hunter.

County staff comments were then reviewed:

DEPRM - Mr. Moskunus agrees a continued meeting is necessary, since all issues can't be fully addressed even though wetlands are now shown. Mr. Filson requests that he be given a plan to review and before scheduling a new CRG meeting he will be consulted.

Storm Water Management - Mr. Schmaus recommends continued meeting to have storm water management requirements addressed by the developer.

CRG Summary
Chestnut Ridge Estates on the Green
Page 4

Planning - Mr. Moskunus explained situation with lots 9, 10 and 15 and offered a compromise layout which Mr. Maranto agreed to review. Mr. Moskunus understands that remaining comments and agrees a continued meeting is necessary. Mr. Moskunus also explained that "lot 19" was a drafting error, supposed to be part of lot 16 but now will be in HOA area.

Zoning - Mr. Maranto clarified comments, and Mr. Moskunus now understands. The Zoning Commissioner's order must be detailed on the revised CRG plan. A continued meeting is not to be scheduled until the Commissioner's order is available.

Traffic - Mr. Moskunus agreed to work out issues, including access point at Delauney's and sight lines and notes with this office.

Sanitation - Mr. Moskunus agreed to show trash and mail pads as required.

Developers Engineering Division - Approval is recommended by Mr. Kennedy. HOA ownership of parcels is okay. A 30 x 70 turnaround must be shown at lot 9. Mr. Kennedy explained that the developer's project would not be held up if right-of-way for access/decid widening were not available, and Traffic Engineering would only require sufficient sight distance. Therefore, it was explained that for optimum traffic improvements, adjacent owners of offsite right-of-way for access/decid lanes should seriously consider being willing sellers for a reasonable price for the right-of-way needed.

CONCLUSION: The meeting was continued, continued meeting postcards were collected from the citizens, and the meeting was adjourned at 12:45 p.m. The outstanding issues to be addressed at the continued meeting are Environmental Effects Report not approved (DEPRM); concept not provided (Storm Water Management); and zoning problems, panhandle lot layout and ground water note (Planning).

MICROFILMED

MICROFILMED

MICROFILMED

MICROFILMED

C.R.G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SEE 2ND SHEET ATTACHED

PLEASE PRINT

SIGN IN

NAME

ADDRESS

A. D. McCOMAS, Falls Road Community Assoc, P.O. Box 555, Broomfield, CO 80022
MORT SWIMMER 1337 Broadway Rd, Lutherville, MD 21093
Tony Delauney 1401 Broadway Road, Lutherville, MD 21093
Joyce Delauney 1401 Broadway Road, Lutherville, MD 21093
Charles R. Andersen 11808 Ridgemont Ave., Owings Mills, MD 21117
Fred Andersen 1101 Broadway Rd, Lutherville, MD 21093
Robert J. Hunter 11808 Ridgemont Rd, Lutherville, MD 21093
Steve Ruppertsberger 3409 Maryland Rd, Baltimore, MD 21208
Suzanne Hamilton 409 Washington Ave, Towson, MD 21204

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3363
J. Robert Haines
Zoning Commissioner

July 27, 1990



Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing
5/8 Falls Road, 393 ft. south of a point 385' E of Woodland Drive
(1700 Falls Road)
8th Election District, 3rd Councilmanic District
CHESTNUT RIDGE COUNTRY CLUB, INC. - Petitioner
Case No. 90-428-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on July 6, 1990 by Harry S. Shapiro, Attorney on behalf of the Petitioners. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Mr. Michael H. Ricklen - Chestnut Ridge Country Club, Inc.,
1700 Falls Road, Lutherville, MD 21093

Harry S. Shapiro, 400 W. Pennsylvania Avenue, Towson, MD 21204

A.D. McComas, Executive Director - Falls Road Community Association

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File

RECEIVED
COUNTY BOARD OF APPEALS
90 JUL 27 AM 10:13

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 28, 1990



Harry S. Shapiro, Esq.
400 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Case Number: 90-427-SPHX and 90-428-SPH
Petitioner: Chestnut Ridge Country Club
Location: 1700 Falls Road

Dear Mr. Shapiro:

Please be advised that due to scheduling conflicts beyond our control, the above matter, previously set to be heard on May 1, 1990 cannot go forward on that date.

Your case has been rescheduled for May 2, 1990 at 3:30 p.m..

This office regrets any inconvenience caused by this change and thanks you for your cooperation and understanding.

Very truly yours,

G. G. Stephens
(301) 887-3351

GGS

MICROFILMED



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. April 19, 1991

NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-438-SPH
428 CHESTNUT RIDGE COUNTRY CLUB, INC.
S/s Falls Rd., 393' S of a point 385'
E of Woodland Drive (1700 Falls Rd.)
8th Election District
3rd Councilmanic District

SPH-Removing acreage from previously approved SE for possible future residential development.

6/15/90 - Z.C.'s Order DENYING Petition.

which was scheduled for hearing on April 23, 1991 has been POSTPONED at the joint request of Counsel; to be reset for hearing at request of Counsel.

cc: Harry S. Shapiro, Esquire Counsel for Petitioner/Appellant

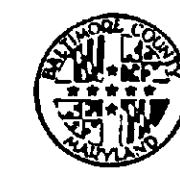
Mr. Michael H. Ricklen
Chestnut Ridge Country
Club, Inc.

Harold Burns, Esquire/JCROC

A. D. McComas, Exec. Director
Falls Road Comm. Assoc. Protestant
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

LindaLee M. Kuszmaul
Legal Secretary

*Deey McComas
pay 255
Baltimoreville 11022*



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

HEARING ROOM - Room 301
County Office Building August 27, 1990

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-428-SPH
CHESTNUT RIDGE COUNTRY CLUB, INC.
S/s Falls Rd., 393' S of a point 385'
E of Woodland Drive (1700 Falls Rd.)
8th Election District
3rd Councilmanic District

SPH-Removing acreage from previously approved SE for possible future residential development.

6/15/90 - Z.C.'s Order DENYING Petition.

ASSIGNED FOR: WEDNESDAY, FEBRUARY 6, 1991 at 10:00 a.m.

cc: Harry S. Shapiro, Esquire Counsel for Petitioner/Appellant

Mr. Michael H. Ricklen
Chestnut Ridge Country Club, Inc.

A. D. McComas, Exec. Director
Falls Road Comm. Assoc. Protestant

People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul
Legal Secretary

*12/91
paid to
4/23/91
@ 11:00
out per Shirley Hays 8/28/90*

HAROLD H. BURNS, JR.
ATTORNEY AT LAW
SUITE 200
300 CATHEDRAL STREET
BALTIMORE, MARYLAND 21201
(301) 588-0044
FAX (301) 547-0008

February 5, 1991

MAUREEN F. MACKEY

Baltimore County Board of Appeals
Room 315
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Chestnut Ridge Country Club, Inc.
Case No. 90-428-SPH

TO WHOM IT MAY CONCERN:

I write to request that be listed as a "party of record" in the above-referenced case on behalf of the following:

1. As President of and counsel to Greenwood, Inc.

2. As chairperson of an organization known as the Joint Chestnut Ridge Oversight Committee (JCROC) which has been formed by the Falls Road Improvement Association, Greenwood, Inc., The Valleys Planning Council, Inc., and Chestnut Ridge Community Association of Baltimore County, Inc.

Thank you for your attention in this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Harold H. Burns, Jr.
Harold H. Burns, Jr.

mmr

cc: JCROC Members

11 FEB -6-83 16
RECEIVED
CLERK OF APPEALS



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. January 2, 1991

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-438-SPH
CHESTNUT RIDGE COUNTRY CLUB, INC.
S/s Falls Rd., 393' S of a point 385'
E of Woodland Drive (1700 Falls Rd.)
8th Election District
3rd Councilmanic District

SPH-Removing acreage from previously approved SE for possible future residential development.

6/15/90 - Z.C.'s Order DENYING Petition.

which was scheduled for hearing on February 6, 1991 has been POSTPONED at the request of Counsel for the Petitioner/Appellant and has been

REASSIGNED FOR: TUESDAY, APRIL 23, 1991 AT 11:00 a.m.

cc: Harry S. Shapiro, Esquire Counsel for Petitioner/Appellant

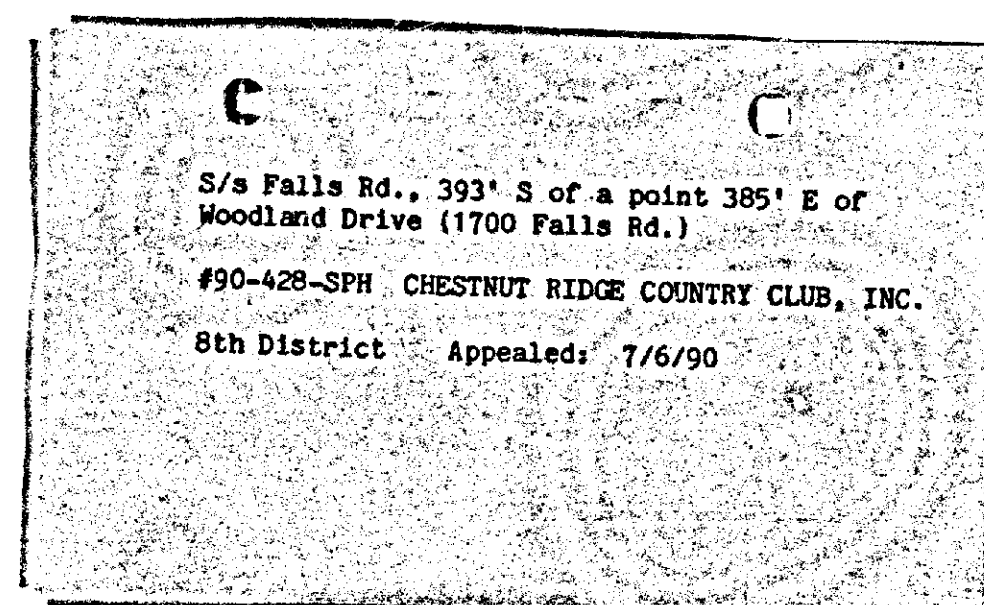
Mr. Michael H. Ricklen
Chestnut Ridge Country
Club, Inc.

A. D. McComas, Exec. Director
Falls Road Comm. Assoc. Protestant

P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul
Legal Secretary

Harold H. Burns, Jr., Esquire



S/s Falls Rd., 393' S of a point 385' E of
Woodland Drive (1700 Falls Rd.)
#90-428-SPH CHESTNUT RIDGE COUNTRY CLUB, INC.
8th District: Appealed: 7/6/90

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 24, 1990

Harry S. Shapiro, Esquire
400 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 300, Case No. 90-428-SPH
Petitioner: Chestnut Ridge Country Club
Petition for Special Hearing

Dear Mr. Shapiro:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael H. Ricklen
Chestnut Ridge Country Club, Inc.
1700 Falls Road
Lutherville, MD 21093

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this

4th day of April, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Chestnut Ridge Country Club, Inc.

Petitioner's Attorney: Harry S. Shapiro

MICROFILMED



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: James Dyer

March 21, 1990
Re: Baltimore County
Chestnut Ridge Country
Club Inc.
Zoning meeting 4/3/90
S/S Falls Road
MD 25
393' south of
Woodland Drive
Item # 300

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve an amended plat to remove a special exception which was approved by Case No. 89-270 SPHA, we find the plan acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es

cc: Development Engineers Inc.
Mr. J. Ogle

RECEIVED
MAR 23 1990

ZONING OFFICE

My telephone number is (301) 333-1350

383-7555 Baltimore Metro - 585-0481 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

CRG DATE: 2/9/90
PRE-CRG DATE: 1/29/90

PROJECT NAME: CHESTNUT RIDGE ESTATES ON THE GREEN
LOCATION: S/S Broadway Road opposite Ridgmont Rd and
East of Woodland Drive

PLAN: 12/18/89
REV.: 1/30/90
REV.:

90-428-SPH

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG
APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 8c3

The plan has been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify obvious conflicts with the Baltimore County Zoning Regulations, and details necessary in order to determine compliance with these regulations. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts well in advance of any expected zoning approvals. The intent of the developer must be clear on the CRG plan and any zoning conflicts must be identified conspicuously on the plan under "Zoning Public Hearing Request".

1. Most of the 37.9 acres submitted for approval (34.5 acres) is within the Special Exception area for the Chestnut Ridge Country Club as documented in zoning cases 89-270-SPHXA and 90-42-SPHA. The Special Exception area and site plan of the Country Club must be reduced and amended by Public Special Hearing before the Zoning Commissioner prior to zoning approval of the submitted subdivision. Include the described tract boundary of the country club on the CRG plan.

1/30/90- On the entrance detail, note on the Delaney lot that all buildings are accurately shown and dimension the distance to the proposed street centerline from the nearest portion of the Delaney dwelling. Key setback or other zoning conflicts caused by the proposed street must be addressed at the public special hearing. Also, an accurate, scale, clear plan of the Delaney lot #2 that is being subdivided must be submitted to confirm that all zoning requirements are being met. The plan must include acreage, existing buildings, setbacks, height and use. It must be confirmed that all zoning regulations are met prior to application for a special hearing.

2. Clarify the intended use of 2 parcels on the east side of the access road - North of the identified lot #19. Include the existing and anticipated dwelling front orientation of all dwellings on corner and panhandle lots.

1/30/90- Clarify the use of the labeled lot # 19, and the balance of the "Brow" lot.

3. Clearly show all proposed lot dimensional lines, notes and bounds on the east side tract boundary, and all maximum permitted building envelopes not to include steep slopes on unsuitable soils or required buffer areas. Provide an accurate vicinity map minimum 1"= 1000 ft. with the proposed road included. Include the coverage provisions of Section 1A04.3.B.4 (B.C.Z.R.) on the plan. Number lots sequentially and provide a acre legible revised plan without excessive print background.

4. Final zoning approval is contingent first upon the resolution of all comments and second upon the outcome of the required zoning hearing.

W. Carl Richards MICROFILMED

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

March 23, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 300, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, and 321.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lvw

RECEIVED
MAR 27 1990

ZONING OFFICE

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner DATE: April 30, 1990

FROM: Pat Keller, Deputy Director, Office of Planning and Zoning

SUBJECT: Item 300, Chestnut Ridge Country Club, Inc.

The Petitioner requests a Special Hearing to remove a Special Exception for a country club use for 34.342 ±, which was approved by Case No. 89-270-SPHXA. In reference to this request, staff offers the following comments:

The subject property is part of a 37.9 acre parcel proposed to be developed as 17 detached dwellings. The subdivision, known as 'Chestnut Ridge Estates on the Green', was the subject of a CRG meeting on February 8, 1990, which was continued in order to address several issues, including the resolution of the instant special hearing. Copies of the CRG plan, the CRG Meeting Summary, and the Office of Planning and Zoning comments are attached.

This office is concerned that the Petitioner's 'Plat to Accompany Application for Special Hearing', dated February 27, 1990, does not indicate a proposed use or means of access to the landlocked parcel requested to be released from special exception use. The CRG plan shows the proposed layout of the subdivision and its access to Broadway Road on land which is not a part of the special exception tract. The CRG Meeting Summary shows that the access was the subject of concern to both citizens and County agencies. The intersection of Ridgmont Road and Broadway Road is not shown on the zoning site plan. Its location should be noted.

It is the position of this office that development of Lots 8, 9, and 10 (originally shown as Lots 9, 11, and 10) be eliminated and the land should not be released from the special exception for a country club for the following reasons:

County Council Bill No. 172-89 defines a panhandle driveway as "The paved roadway which is located within the in-fee strip area of one or more abutting panhandle lots and provides vehicular access to the local street or a collector street." (emphasis added). This office believes that the layout shown on the CRG plan is in direct conflict with this definition.

Existing slopes exceed the maximum acceptable grade of 14% for a panhandle drive, requiring the need for grading on the country club site outside of the area proposed to be released from the special exception.

The driveway encroaches on the wall of Lot 9.

MICROFILMED

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reinke
Chief

APRIL 4, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHESTNUT RIDGE COUNTRY CLUB, INC.
Location: #11700 FALLS ROAD
Item No.: 300 Zoning Agenda: APRIL 3, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Pat Keller* 4-4-90 Noted and Approved *Paul H. Reinke*
Planning/Group Special Inspection Division Fire Prevention Bureau

JK/KEK

MICROFILMED

This site is within a groundwater problem area where documented well problems have been recorded. It appears that insufficient areas for possible well replacement have been considered.

Physical site limitations exist on Lot 8 that preclude any flexibility for house siting or size.

No T-turnaround has been provided at the terminus of the panhandle.

The zoning plan and the CRG plan provide differing bearings and distances for the outline of the site. These differences will need to be resolved prior to final CRG approval.

s:item300.txt
PK/ckr

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for April 3, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 300, 307, 308, 310, 311, 312, 313, 318, 319 and 320.

For Items 309, 314, 315 and 317, the previous County Review Group comments apply.

For Item 316, a County Review Group meeting may be required.

For Item 321, a County Review Group meeting may be required. Neither lot has in-fee frontage to a public road.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MICROFILMED

Bob Haines, Zoning Comm.

Dear Bob:

re: hearing case # 90-428-SPH
closed May 11, 1990
(cont. from May 2, 1990)

I am requesting a copy of the above referenced zoning hearing on cassette tape.

Thank You,
Andrew Klipman
486-3530

RECEIVED
JUL 2 1990
ZONING OFFICE

MICROFILMED

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENT
FROM: OFFICE OF PLANNING AND ZONING DATE: 2/08/90
PROJECT NAME: CHESTNUT RIDGE ESTATES ON THE GREEN 11 A.M. PM
PROJECT NUMBER: VIII-563
The Chestnut Ridge Estates on the Green CRG plan proposes 17 lots on 37.9 acres ± zoned R-5 on the south side of Broadway Road opposite Ridgemont Road.

The Office of Planning and Zoning has reviewed the revised subject plan dated 01/30/90 and submits the following comments:

- The Office of Planning and Zoning does not recommend CRG approval at this time. A continued meeting is requested to resolve the following development matters:
 - This property (excepting the Burnham and Brown tracts) is encumbered by a special exception use for the Chestnut Ridge Country Club as described in zoning cases 90-42 SPHA and 89-270 SPWA. The Office of Planning and Zoning will not recommend final action on this CRG plan prior to the Zoning Commissioner's approval of a reduced special exception area that releases the subject tract from the special exception use.
 - This office does not support the use of panhandles to serve proposed lots #9, #10 and #15; therefore, development of this area should be deleted from the revised plan and retained by the Country Club. It is our intention to advise the Zoning Commissioner of our position regarding this part of the property at the special hearing to amend the site plan for the Country Club.
- This property is within a designated area of critical state concern regarding the potential as a groundwater problem area. This information must be noted on the plan per Section 22-55 of the Baltimore County Development Regulations.
- The use of building envelopes is recommended in lieu of precise building locations to maintain site flexibility.
- The disposition of the two (2) remaining parcels on the east side of Tournament Garth must be clear on the revised plan. The designation of Lot 19 on the revised plan is confusing and misleading.
- The status of the existing pool house on parcel 412 (Burnham property) must be shown on the revised plan. This structure must be in compliance with Section 400 of the Baltimore County Zoning Regulations.
- A final landscape plan, approved by the Office of Planning and Zoning, is required prior to issuance of building permits. Since a limit of disturbance line had been indicated which minimizes tree clearance to the area required for roads and house sites, a modification to the landscape plan requirement would be considered. Covenants restricting clearing on each lot are strongly recommended.

MICROFILMED

VIII-563
COUNTY REVIEW GROUP MEETING SUMMARY
Thursday, February 8, 1990
CHESTNUT RIDGE ESTATES ON THE GREEN
District 8 C3

COUNTY REVIEW GROUP - THOSE PRESENT

David L. Thomas, Chairman - Dept. of Public Works
Joe Maranto, Co-Chairman - Office of Current Planning

AGENCY REPRESENTATIVES

Dennis Kennedy - Developers Engineering Division
Larry Pilsen - DEPRM
Jennifer Macek - Councilman Ruppertsberger's Aide
Ed Schmaus - DEPRM/Storm Water Management

DEVELOPER AND/OR REPRESENTATIVES

Vincent J. Moskunus - MSH Development Engr., Inc.
Andrew Klopman - Klopman Development Corp.

INTERESTED CITIZENS

Please See Attached

Mr. Thomas, Chairman, opened the meeting at 11:15 a.m., introduced the staff, and explained the purpose of the meeting. Mr. Moskunus presented the plan.

Mr. Maranto summarized the staff comments submitted from Fire Department, Developers Engineering Division, Storm Water Management, Department of Environmental Protection and Resource Management (DEPRM), Board of Education, Office of Planning and Zoning, Bureau of Traffic Engineering, Department of Recreation and Parks, Bureau of Sanitation. These comments have been made a part of this summary, and a copy was also given to the developer and developer's engineer.

Staff comments to be addressed:

DEPRM - A continued meeting is recommended. The Environmental Effects Report is not approved. No development is allowed in the Forest Buffer Easement, Forest Buffer Easement restrictive covenants must be listed, an alternatives analysis for water quality must be submitted and pre-CRG comments red-lined on print given to developer's engineer must be addressed.

Storm Water Management - A continued meeting is recommended. No facility is shown on the plan, and the waiver has not yet been approved.

MICROFILMED

CRG Summary
Chestnut Ridge Estates on the Green
Page 2

Planning & Zoning - A continued meeting is recommended. The property is encumbered by previous zoning cases. Panhandles are not supported by this office; lots 9, 10 and 15 should be therefore deleted. Note on plan that this is a critical ground water area, as per Section 22-55 requirements. Lot 19 is confusing. There is a zoning problem with the pool.

Traffic Engineering - Show 400-foot sight lines on plan with clearing and grading notes as required. Submit profile of Broadway Road to this office; grade may need to be raised.

Sanitation - Show panhandle trash and mail pads.

Developers Engineering Division - Show intent for the two parcels on east side of Tournament Garth north of lot 16.

The citizens were invited to comment:

A. D. McComas (Falls Road Community Assoc.) - Improved sight distance needed for road safety. Special Exceptions (zoning) must be settled. Wetlands must be addressed. This development is a very risky venture and could lead to a community disaster. Based on all the above, a continued meeting is requested. Have any wells been drilled at all? Will the developer request a waiver of street lights? Who will maintain the two strips straddling the road?

Mort Swimmer (1337 Broadway Road) - Traffic is "stupendous and incredible", even dangerous to go to the mailbox. The Police Department recognizes the severity of the problem (see letter to Mr. Swimmer from Major Benton dated February 5, 1990). Access must be done carefully, with due attention to sight distance.

Anthony Delauney (1401 Broadway, next to development site) - Concurs with traffic concerns. Concerned about close proximity of development access road to his property, especially children's playground. Also, bend in road would aim headlights into his windows. Zoning has changed, allowing development.

Joyce Delauney - What will happen to "lot 19" parcel adjacent to our property?

Charles Andersen (President, Chestnut Ridge Assoc.) - Access road intersection would be dangerous. Stopped traffic turning into subdivision could be hit at crest vertical curve. Established neighborhood would be impacted. Will there be landscape buffer to protect neighborhood from road? Headlights shining into the Delauney's back windows should be blocked by protective landscaping.

MICROFILMED

CRG Summary
Chestnut Ridge Estates on the Green
Page 3

Robert Hunter (11808 Ridgemont Road) - Concurs with traffic concerns. Speeding has been a problem since traffic signal at Falls and Broadway.

The citizens comments were then reviewed:

For Mr. McComas - Sight distance addressed in Traffic Engineering comment. Mr. Maranto explained that the developer has failed to address the zoning issues in legal process now, and the property will be posted with a sign advising of the public hearing involved. Wetlands to be addressed in DEPRM comment. Mr. Klopman explained that this development has already attracted a list of over 20 potential buyers, and should not be a risk, but Mr. McComas explained that the risk was in not being certain wells could be successfully provided for each lot. Mr. Thomas explained requests for continuance were only valid from County or State agencies. Mr. Moskunus explained that no wells have yet been drilled. Mr. Klopman agreed to submit waiver request for street lights, and explained that the landscaped strips buffering the access road would be maintained by a homeowners association.

For Mr. Swimmer - Access and traffic issues are addressed in Traffic Engineering comment, and letter from Police Department is received for the record.

For Mr. Delauney - Mr. Family explained access road profile is not accurate and would be studied. If possible, alignment will be shifted away from Delauney's house. Mr. Klopman explained proposed landscaping including brick and wrought iron fencing to protect adjacent properties. Mr. Moskunus explained that headlights would not shine on the house due to road grade. Also, Broadway Road right-of-way is uncertain, possibly affecting developer's ability to improve sight distance. Mr. Maranto explained that zoning has been RCS here since 1976.

Comments were previously addressed for Mrs. Delauney, Mr. Anderson, and Mr. Hunter.

County staff comments were then reviewed:

DEPRM - Mr. Moskunus agrees a continued meeting is necessary, since all issues can't be fully addressed even though wetlands are now shown. Mr. Pilsen requests that he be given a plan to review and before scheduling a new CRG meeting he will be consulted.

Storm Water Management - Mr. Schmaus recommends continued meeting to have storm water management requirements addressed by the developer.

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CRG Summary
Chestnut Ridge Estates on the Green
Page 4

Planning - Mr. Moskunus explained situation with lots 9, 10 and 15 and offered a compromise layout which Mr. Maranto agreed to review. Mr. Moskunus understands that remaining comments and agrees a continued meeting is necessary. Mr. Moskunus also explained that "lot 19" was a drafting error, supposed to be part of lot 16 but now will be in HOA area.

Zoning - Mr. Maranto clarified comments, and Mr. Moskunus now understands. The Zoning Commissioner's order must be detailed on the revised CRG plan. A continued meeting is not to be scheduled until the Commissioner's order is available.

Traffic - Mr. Moskunus agreed to work out issues, including access point at Delauney's and sight lines and notes with this office.

Sanitation - Mr. Moskunus agreed to show trash and mail pads as required.

Developers Engineering Division - Approval is recommended by Mr. Kennedy. HOA ownership of parcels is okay. A 30 x 70 turnaround must be shown at lot 9. Mr. Kennedy explained that the developer's project would not be held up if right-of-way for accel/decel widening were not available, and Traffic Engineering would only require sufficient sight distance. Therefore, it was explained that for optimum traffic improvements, adjacent owners of offsite right-of-way for accel/decel lanes should seriously consider being willing sellers for a reasonable price for the right-of-way needed.

CONCLUSION: The meeting was continued, continued meeting postcards were collected from the citizens, and the meeting was adjourned at 12:45 p.m. The outstanding issues to be addressed at the continued meeting are Environmental Effects Report not approved (DEPRM); concept not provided (Storm Water Management); and zoning problems, panhandle lot layout and ground water note (Planning).

MICROFILMED

C.R.G. MEETING AGENDA

- Convene Meeting
- Introductory statement concerning aims and goals of development regulations
- Introduction of County representatives
- Presentation of plan by developer's representative
- Comments of County agencies
- Citizens' comments or questions
- Developer's response
- County Review Group decision
- Adjourn meeting

SEE 2ND SHEET ATTACHED

PLEASE PRINT

SIGN IN

NAME

ADDRESS

A. D. McCOMAS, Falls Road Community Assoc., P.O. Box 555, Baltimore, MD 21202
Mort Swimmer 1337 Broadway Rd, Lutherville, MD 21093
Tony Delauney 1401 Broadway Road, Lutherville, MD 21093
Joyce Delauney 1401 Broadway Road, Lutherville, MD 21093
Charles R. Andersen 11808 Ridgemont Ave., Curtis Hills, MD 21047
Fred Andersen 1101 Broadway Rd, Lutherville, MD 21093
Robert J. Hunter 11808 Ridgemont Rd, Lutherville, MD 21093
Steve Klopman 3409 Maryland Rd, Baltimore, MD 21208
Suzanne Thornton 409 Washington Ave, Towson, MD 21204

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

July 27, 1990

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing
S/S Falls Road, 393 ft. south of a point 385' E of Woodland Drive (1700 Falls Road)
8th Election District, 3rd Councilmanic District
CHESTNUT RIDGE COUNTRY CLUB, INC. - Petitioner
Case No. 90-428-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on July 6, 1990 by Harry S. Shapiro, Attorney on behalf of the Petitioners. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:cer

Enclosures

cc: Mr. Michael H. Ricklen - Chestnut Ridge Country Club, Inc., 1700 Falls Road, Lutherville, MD 21093

Harry S. Shapiro, 400 W. Pennsylvania Avenue, Towson, MD 21204

A.D. McComas, Executive Director - Falls Road Community Association

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File

RECEIVED
COUNTY BOARD OF APPEALS
90 JUL 27 AM 10:43



Dennis F. Rasmussen
County Executive

APPEAL

Petition for Special Hearing
S/S Falls Road, 393 ft. south of a point 385' E of Woodland Drive (1700 Falls Road)
8th Election District - 3rd Councilmanic District
CHESTNUT RIDGE COUNTRY CLUB, INC. - Petitioner
Case No. 90-428-SPH

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1. & 2. Plats to accompany petition

3. Description of property

Protestant's Exhibits: 1., 2. & 3. Memos from MD Dept. of Natural Resources

Zoning Commissioner's Order dated June 15, 1990 (Denied)

Notice of Appeal received July 6, 1990 from Harry S. Shapiro, Attorney on behalf of the Attorney on behalf of the Petitioner

cc: Mr. Michael H. Ricklen - Chestnut Ridge Country Club, Inc., 1700 Falls Road, Lutherville, MD 21093

Harry S. Shapiro, 400 W. Pennsylvania Avenue, Towson, MD 21204

A.D. McComas, Executive Director - Falls Road Community Association

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, County Attorney

MICROFILMED

APPEAL

Petition for Special Hearing
S/S Falls Road, 393 ft. south of a point 385' E of Woodland Drive
(1700 Falls Road)
8th Election District - 3rd Councilmanic District
CHESTNUT RIDGE COUNTRY CLUB, INC. - Petitioner
Case No. 90-428-SPH

✓ Petition for Special Hearing
✓ Description of Property
✓ Certificate of Posting
✓ Certificate of Publication
Entry of Appearance of People's Counsel (None submitted)
✓ Zoning Plans Advisory Committee Comments
✓ Director of Planning & Zoning Comments
Petitioner's Exhibits: 1. 5 & 6. Plats to accompany petition
3. Description of property
Protestant's Exhibits: 1., 2. & 3. Memos from MD Dept. of Natural Resources
✓ Zoning Commissioner's Order dated June 15, 1990 (Denied)
✓ Notice of Appeal received July 6, 1990 from Harry S. Shapiro, Attorney on behalf of the Attorney on behalf of the Petitioner
cc: Mr. Michael H. Ricklen - Chestnut Ridge Country Club, Inc., 1700 Falls Road, Lutherville, MD 21093
* Harry S. Shapiro, Esq., 400 W. Pennsylvania Avenue, Towson, MD 21204
A.D. McComas, Executive Director - Falls Road Community Association
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204 8/28/90
Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, County Attorney

*adding
Falls Rd.
Box 555
Baltimore
21204*

*Harold H. Burns, Jr.
300 Cathedral St., Suite 200
21201*

8/23/90 - Following parties notified of hearing set for February 6, 1991 at 10:00 a.m.:

Harry S. Shapiro, Esquire
Mr. Michael H. Ricklen
Chestnut Ridge Country Club, Inc.
A. D. McComas, Exec. Director
Falls Road Comm. Assoc.
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

1/2/91 - Above parties notified of POSTPONEMENT and REASSIGNMENT to April 23, 1991 at 11:00 a.m.

4/12/91 - Letter from H. Burns, Esq. on behalf of Joint Chestnut Ridge Oversight Committee, requesting postponement per agreement; that letter will be forthcoming from Mr. Shapiro; hearing to be rescheduled at later date.

4/16/91 - WTH spoke w/Mr. Shapiro; he had written letter re postponement; original was misdirected; he will hand-deliver copy to Board's office on 4/17/91; case can then be postponed; no reset date.

WTH will be in on 4/23/91; will handle any other individuals who may not be aware of postponement.

4/19/91 - Notice of POSTPONEMENT sent to above parties at the joint request of Counsel; not to be reset until requested by Counsel.

7/15/91 - T/C from D. McComas, Protestant, inquiring as to status of this appeal. Advised that CBA was in process of reviewing all postponed/holding cases; that a letter would be going out to all parties of said cases regarding status. That letter would also be sent to counsel in this case; would prepare and send letter regarding this particular matter within the next few days.

9/20/91 - Letter sent to counsel; upon review and with intent of dismissing inactive cases, said parties have 30 days to respond to this letter; if no response, Order of Dismissal for lack of prosecution would be issued by Board.

10/19/91 - Subpoena served by private process server on C.B.O.A. records, on behalf of Ludwig A. Sternberger, plaintiff for C.C. hearing on 10/24 - 26/91 (entire file requested) by Harold H. Burns, Jr., Esquire on behalf of Plaintiff. (C.C. case held on a violation; a separate and distinct matter).

TO HEARING OFFICER
FROM JOHN SULLIVAN (PER WCR)

NEED 50 SCALE PLAN FOR
DECKER & BARE (AREA IN QUESTION).

SHOW EXISTING STRUCTURES TO REMAIN,
ACREAGE, USE OF BUILDINGS, HEIGHT, AND
DIMENSION.

TELL US WHAT, OUT OF PROPERTY,
WILL BE AFTER DIVIDED - PORTION
NOT TAKEN.

90-428-SPH

300

Permits issued in violation
do not create any Vested
Rights
Grading does not constitute
commencement of the
building
Substantial expenditures are
not sufficient to support a
claim of a vested right
Standing in the appeal

UNREPORTED
IN THE COURT OF SPECIAL APPEALS
OF MARYLAND
No. 1384
September Term, 1989

RECEIVED
MAY 14 1990
ZONING OFFICE

GEORGE GILMORE, et al.,
v.
SALLY RUHL, et al.

Gilbert, C.J.,
Bell, Robert H.,
Wenner, JJ.

Per Curiam

Filed: May 8, 1990

MICROFILMED

3-2-1-JED

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

September 20, 1994

Harry S. Shapiro, Esquire
400 W. Pennsylvania Avenue
Towson, MD 21204

Harold H. Burns, Jr., Esquire
300 Cathedral Street, Suite 200
Baltimore, MD 21201

Peter Max Zimmerman
People's Counsel
for Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: Case No. 90-428-SPH
Chestnut Ridge Country Club, Inc.

Dear Counsel:

The Board of Appeals has been reviewing its docket, particularly with reference to inactive cases. By this review, the Board intends to dismiss as many of these cases as possible.

Pursuant to the above intent, the purpose of this letter is to advise you that an Order of Dismissal for lack of prosecution will be entered in the above-captioned matter after the expiration of 30 days from the date of this Notice. On Motion filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,
William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

WTH/KCW
cc: Mr. Michael H. Ricklen
Chestnut Ridge Country Club, Inc.
A. D. McComas, Director
Falls Road Community Association

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

January 26, 1995

Harry S. Shapiro, Esquire
400 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 90-428-SPH
CHESTNUT RIDGE COUNTRY CLUB, INC.
8th District

Dear Mr. Shapiro:

As no further appeals have been taken regarding the subject matter, we have closed the file and returned same to the Office of Zoning Administration and Development Management, along with any exhibits entered in this matter. The Zoning Office maintains the permanent file.

Anyone interested in either the file or the exhibits is advised to contact Gwen Stephens in Zoning Administration at 887-3391 immediately upon receipt of this letter. By copy of this letter, all parties of record that may have an interest in this file have been notified.

Sincerely,
Charlotte E. Radcliffe
Charlotte E. Radcliffe
Legal Secretary

cc: Michael H. Ricklen
Chestnut Ridge Country Club, Inc.
A.D. McComas, Exec. Director
Falls Road Community Association
Harold H. Burns, Jr., Esquire

I will accept/return
when they are ready to
file Per Tele Conf Today
3/3/89
HOLD FILE

CS&D

RECEIVED
FEB 24 1989
ZONING OFFICE

23 February 1989

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Zoning Department
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21093

RE: Chestnut Ridge Country Club
New Variances 90-428-SPH

Dear Mr. Haines:

On January 19, 1989, a special exception was granted to the Chestnut Ridge Country Club which included approval of a number of variances. The Club is now requesting two changes to those variances:

- As a result of topographic features, the required number of 497 parking spaces cannot be accommodated. With a new parking lot shown on the attached plan, a total of 351 spaces can be provided, and the Club is asking for approval of a variance reducing the required number of spaces to 351.
- The two new tennis courts previously shown with a setback of 50' from the north property line have been moved to a setback of 20' from the property line. This is in line with an existing tennis: barn and existing tennis courts which are also, according to our recent survey, 20 feet from the property line. The Club requests this move to provide for a new access road on the south side of the courts, and to clear the existing BG&E electrical service poles shown on the plan.

For your information, our prior hearing was Case Number 89-270-STHKA, Chestnut Ridge. Is a special hearing required to decide these issues, or a variance? Can the siting plan merely be amended with your approval, and if so, what documents would have to be submitted?

I have enclosed a copy of the pertinent plans for your review. I will call in the next week to discuss the matter with you. Thank you so much for your attention.

COCHRAN, STEPHENSON & DONKEROVOET, INC.

Nathan S. Leblanc
Nathan S. Leblanc, A.I.A.
Vice President

MICROFILMED

Cochran, Stephenson & Donkervoet, Incorporated Architects, Interior Designers 925 N. Charles St. Baltimore, MD 21201 (301) 553-2800



The Johns Hopkins Medical Institutions
Division of Reproductive Endocrinology
Department of Gynecology and Obstetrics

John A. Rock, M.D.
Director
Division of Reproductive Endocrinology
Sue Ellen Carpenter, M.D.
Head, Andrology and Pediatric Gynecology
Marian D. Damewood, M.D.
Head, In Vitro Fertilization
John S. Hadda, M.D.
Head, Reproductive Surgery
Howard A. Zacc, M.D., Ph.D.
Head, Reproductive Endocrinology
Research Laboratory
Edward E. Walsh, M.D.
Chairman
Department of Endocrinology and Metabolism
Reproductive Endocrinology and Infertility

Fellows
Bruce L. Tjeden, M.D.
Bradley S. Hunt, M.D.
Andrew S. Cook, M.D.
David L. Keenan, M.D.

May 17, 1990

RECEIVED
MAY 21 1990

ZONING OFFICE

Baltimore County Zoning Commissioner
Baltimore County Court House
400 Washington Avenue
Towson, Maryland 21204

RE: Development of 37.9 acres of the Chestnut Ridge Country Club

Dear Sir:

I had the opportunity to attend the zoning hearing on Friday, May 11, 1990 regarding the changes involved in the development of this acreage. It is my understanding that the developer will place approximately 16 homes on this acreage which will involve not only diverting a third tributary stream from Dipping Pond Run but also construction of a road and altering traffic on Broadway Road.

Besides the above concerns, a major concern is that the developer agreed to the stipulation of a special exception that the woods behind the country club bordering Woodland Drive would not be cut down. Now the developer has requested elimination of that special exception. I write this letter in protest of potentially allowing this developer to have this special exception removed. Residents of Woodland Drive (of which I am one) find this extremely inappropriate and an alteration of the zoning which was originally allotted to the developer.

We recently moved to the county due to its apparently very well run government with respect to these matters. Your assistance in this would be greatly appreciated. If necessary I will provide a petition of those residents along Woodland Drive in protest of this removal of the wooded area and potential elimination of the special exception.

Houck 247 The Johns Hopkins Hospital Baltimore, Maryland 21205 Telephone (301) 955-2531

LUDWIG A. STERNBERGER, et al. * IN THE
Plaintiffs * CIRCUIT COURT
v. * FOR
CHESTNUT RIDGE COUNTRY CLUB, INC. * BALTIMORE COUNTY
Defendant * CASE NO.: 58/8/93CV6726

REQUEST FOR SUBPOENA DUCES TECUM

MR. CLERK:

Please issue a subpoena to and for service by private process upon:

Custodian of Records
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

to provide records on behalf of Ludwig A. Sternberger, plaintiff in the above-referenced action, in the Circuit Court for Baltimore County, Assignment Office, County Courts Building, 401 Bosley Avenue, Towson, Maryland, on Monday - Wednesday, October 24 - 26, 1994, at 9:30 a.m.

You are commanded to provide for trial the originals or true-test copies of the entire file regarding Case No. 90-428-SPH, Chestnut Ridge Country Club, Inc.

FAILURE TO OBEY THIS SUBPOENA COULD RESULT IN YOUR BEING CHARGED WITH CONTEMPT OF COURT AND A WARRANT BEING ISSUED FOR YOUR ARREST.

Harold H. Burns, Jr.
Suite 201
210 E. Lexington Street
Baltimore, Maryland 21202
(410) 528-0044
Attorney for plaintiffs
Ludwig A. Sternberger, et al.

OCT 19 1994

Baltimore County Zoning Commissioner
May 17, 1990

Page 2

If I may provide additional information I can be reached at 955-2016.
Thank you very much for your attention to this matter.

Sincerely,

Marian D. Damewood, M.D.

Associate Professor
Department of Gynecology and Obstetrics
Division of Reproductive Endocrinology
Director
In Vitro Fertilization Program

MDD/LMZ

HAROLD H. BURNS, JR.
ATTORNEY AT LAW
SUITE 201
300 CATHEDRAL STREET
BALTIMORE, MARYLAND 21201
(301) 528-0044
FAX (301) 547-0066

MAUREEN F. MACKAY

April 11, 1991

William T. Hackett, Chairman
Baltimore County Board of Appeals
Room 315
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Chestnut Ridge Country Club, Inc.
Case No. 90-428-SPH

Dear Mr. Hackett:

I write on behalf of the Joint Chestnut Ridge Oversight Committee ("JCROC"), both as its chairperson and counsel.

I write to confirm that the above-referenced appeal, scheduled to be heard on April 23, 1991, will be postponed by agreement of the appellant and JCROC, pending negotiations between them to resolve the controversies within the community that the appeal has presented. This agreement was reached in my telephone conversations with Marvin J. Kahn on March 28, 1991 and Harry S. Shapiro, Esquire, counsel for the appellant, on April 2, 1991.

I expect that Mr. Shapiro will contact you as to when the hearing of the appeal ought to be rescheduled.

Thank you for your attention in this matter.

Very truly yours,

Harold H. Burns, Jr.

EMR

cc: Harry S. Shapiro, Esquire
Marvin J. Kahn, President
Chestnut Ridge Country Club, Inc.
JCROC Members

MICROFILMED

LAW OFFICES
HARRY S. SHAPIRO & ASSOCIATES, P.A.
400 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

(301) 828-0110

BALTIMORE, MARYLAND OFFICE
ATLANTIC AMERICAN BUILDING
324 W. BALTIMORE STREET

March 2, 1990

J. Robert Haines, Esquire
Baltimore County Zoning Commissioner
County Office Building
Towson, MD 21204

RE: CHESTNUT RIDGE COUNTRY CLUB, INC.
Petitions for Variances and for Amendment to Plat
Case No: 271
Case No: 300

Dear Mr. Haines:

I am writing to you as attorney for Chestnut Country Club which filed Petitions for Variances and for an Amendment to its Plat, in the above cases which are ready for a consolidated hearing.

Previously, Amendments were made to the Country Club Plat in order to allow for certain improvements at the property.

At this time, the Petitioner desires further variances and an amendment to its Plat.

During the last hearings before the Zoning Commissioner in this matter, the Zoning Commissioner granted a Special Exception for the country club property in order to clarify its previous nonconforming use.

At this time, the Petitioner desires to add a small parcel to its property in order to build some tennis courts, and desires to eliminate a wooded section of its property from the Special Exception status as such section is not being used for country club purposes.

As the Petitioner would like to get the new tennis courts built before Spring, and desires to transfer the aforesaid surplus section under a current contract, we hereby request an expedited hearing.

MICROFILMED

Page 2
March 2, 1990
J. Robert Haines, Esquire

We believe that a hearing in these matters would be brief in view of the history involving the prior proceedings.

Thanking you for your kind cooperation, I remain

Cordially,

HARRY S. SHAPIRO

HSS/cr

MICROFILMED

HAROLD H. BURNS, JR.
ATTORNEY AT LAW
210 EAST LEXINGTON STREET
SUITE 201
BALTIMORE, MARYLAND 21202-3514
(410) 528-0044
Fax (410) 625-2916
October 18, 1994

Clerk, Civil Division
Circuit Court for Baltimore County
County Courts Building
P.O. Box 6754
Towson, Maryland 21204-0754

Re: Ludwig A. Sternberger, et al. v. Chestnut Ridge Country Club, Inc. Case No.: 58/8/93CV6726

Dear Sir or Madam:

I enclose herewith an original and one copy of a Request for Subpoena Duces Tecum to be served by private process in the above-referenced case as follows:

Custodian of Records
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

Thank you for your attention to this matter. If you have any questions, please call me.

Very truly yours,

Harold H. Burns, Jr.

cc

Enclosure

cc: Mrs. Margaret V. Burns
Mr. Jonathan B Shaw

Mr. & Mrs. Scott Fine

10/24/94 - Charlotte Radcliffe telephoned Harold Burns office to follow through with the Subpoena request; the secretary informed that the case was cancelled until the spring. CSR informed that the file would be closed and sent back to ZADM some time after 11/23/94 and that she could subpoena the records from ZADM when the case is rescheduled. CSR

LAW OFFICES
HARRY S. SHAPIRO & ASSOCIATES, P.A.
400 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

(301) 828-0110

BALTIMORE, MARYLAND OFFICE
ATLANTIC AMERICAN BUILDING
324 W. BALTIMORE STREET

July 6, 1990

Baltimore County Zoning Commissioner
County Office Building
Towson, MD 21204

RE: PETITION FOR SPECIAL HEARING
CHESTNUT RIDGE COUNTRY CLUB, INC., PETITIONER
CASE NO: 90-428-SPH

Dear Sir:

Kindly enter an Appeal from the Order dated June 15, 1990 of the Zoning Commissioner of Baltimore County in the above matter, and forward said Appeal to Baltimore County Board of Appeals.

We are enclosing herewith a check in the amount \$200.00 for the filing fee.

Very truly yours,

HARRY S. SHAPIRO

RECEIVED
7-6-90
4:18 PM

HSS/cr

Enclosure:

MICROFILMED

LAW OFFICES
HARRY S. SHAPIRO & ASSOCIATES, P.A.
400 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

December 28, 1990

Baltimore County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

RE: CHESTNUT RIDGE COUNTRY CLUB, INC.
Case No: 90-428-SPH

Gentlemen:

I am writing to you as attorney for Chestnut Ridge Country Club, Inc., which is involved in a hearing before you scheduled for Wednesday, February 6, 1991 at 10:00 a.m. The attorney for the protestants in this case is Harold H. Burns, Jr., and there has been a continuing dialogue between the protestants and Chestnut Ridge with reference to an amicable solution to the dispute in the case pending before you.

All of the parties have indicated that it would serve a useful purpose if the hearing scheduled for February 6, 1991 was postponed and give an opportunity for a constructive agreement between the interested parties.

Therefore, we wish to jointly request a postponement of the above case until early April of 1991. We are hopeful that the matter can be resolved prior to said date so that we might be able to schedule a special hearing in order to place a stipulation upon the records for an early conclusion.

Thanking you for your kind cooperation, I remain

Very truly yours,

HARRY S. SHAPIRO

hss/lb

cc: Harold H. Burns, Jr., Esquire

40-2111 2-11-91
STREET ADDRESS
CITY

LAW OFFICES
HARRY S. SHAPIRO & ASSOCIATES, P.A.
400 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

April 9, 1991

Baltimore County Board of Appeals
County Office Building, Rm. 315
111 W. Chesapeake Avenue
Towson, MD 21204

RE: CHESTNUT RIDGE COUNTRY CLUB
Case No.: 90-428-SPH

Dear Sir/Madam:

In reference to the above case which is scheduled for April 23, 1991, the parties have been communicating in the interest of an amicable solution concerning the issues in this case. As these consultations are continuing, all parties agree that a request for a postponement of the case presently scheduled for April 23, 1991 should be communicated to you.

The parties are hopeful that a settlement proposal can be submitted by stipulation in the near future.

Therefore, we hereby request a postponement of the Hearing presently scheduled for 11:00 a.m., April 23, 1991.

Very truly yours,

HARRY S. SHAPIRO

HSS/cr

cc: Harold H. Burns, Jr., Esquire
cc: Chestnut Ridge Country Club

15-0 111 12-23-91
STREET ADDRESS
CITY

FALLS ROAD COMMUNITY ASSOCIATION, INC.
P.O. BOX 555
BROOKLANDVILLE, MARYLAND 21022

February 21, 1990



Mr. David Thomas
Room 321, Baltimore County Office Building
Towson, MD 21204

Reference: CRG Meeting for "Chestnut Ridge Estates on the Green" I
(Case # 90007)

Dear Mr. Thomas,

As I commented at the CRG meeting on February 8, 1990 with respect to the subject development, this is without doubt the worst plan in many respects that we have ever had to deal with. The matter that concerns FRCA to the greatest extent is the fact that the developer has overlooked all traffic safety related considerations in laying out the entrance to this site from Broadway Road. This letter is to state again, for the record, that we feel that as a minimum, sight distance and other traffic safety related requirements must be met.

Due to the existing banks and the topography in the vicinity of the intersection, construction of acceleration and deceleration lanes on both sides of Broadway Road to accommodate left turning traffic appear necessary. I am aware that Baltimore County does not normally require both sides of the road to be considered (as does the state) but in this instance, due to the heavy traffic and the high rate of citations (as evidenced by the letter from the Baltimore County Police Department which was entered in the file at the CRG meeting) this appears necessary. Under no conditions however should such a lane on the south side of Broadway Road be omitted from the CRG plan.

Sincerely,

Frank Fisher, Executive Director

cc: Peter Dens M.D., FRCA
Frank Fisher, Balco. County
Karen Meyer, Valleys Planning Council
Tony DeLauney

RECEIVED
FEB 27 1990
ZONING OFFICE
MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
V.I. MOSKOWS M&H. D&D. INC. 200 E. JOPPA RD. Towson, MD 21204.

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
A.D. MCCOMAS
ROBERT TAUBMAN
3413 MIDFIELD ROAD
BALTO. COUNTY, MD - 21208

MICROFILMED

PROTESTANT(S) SIGN-IN SHEET

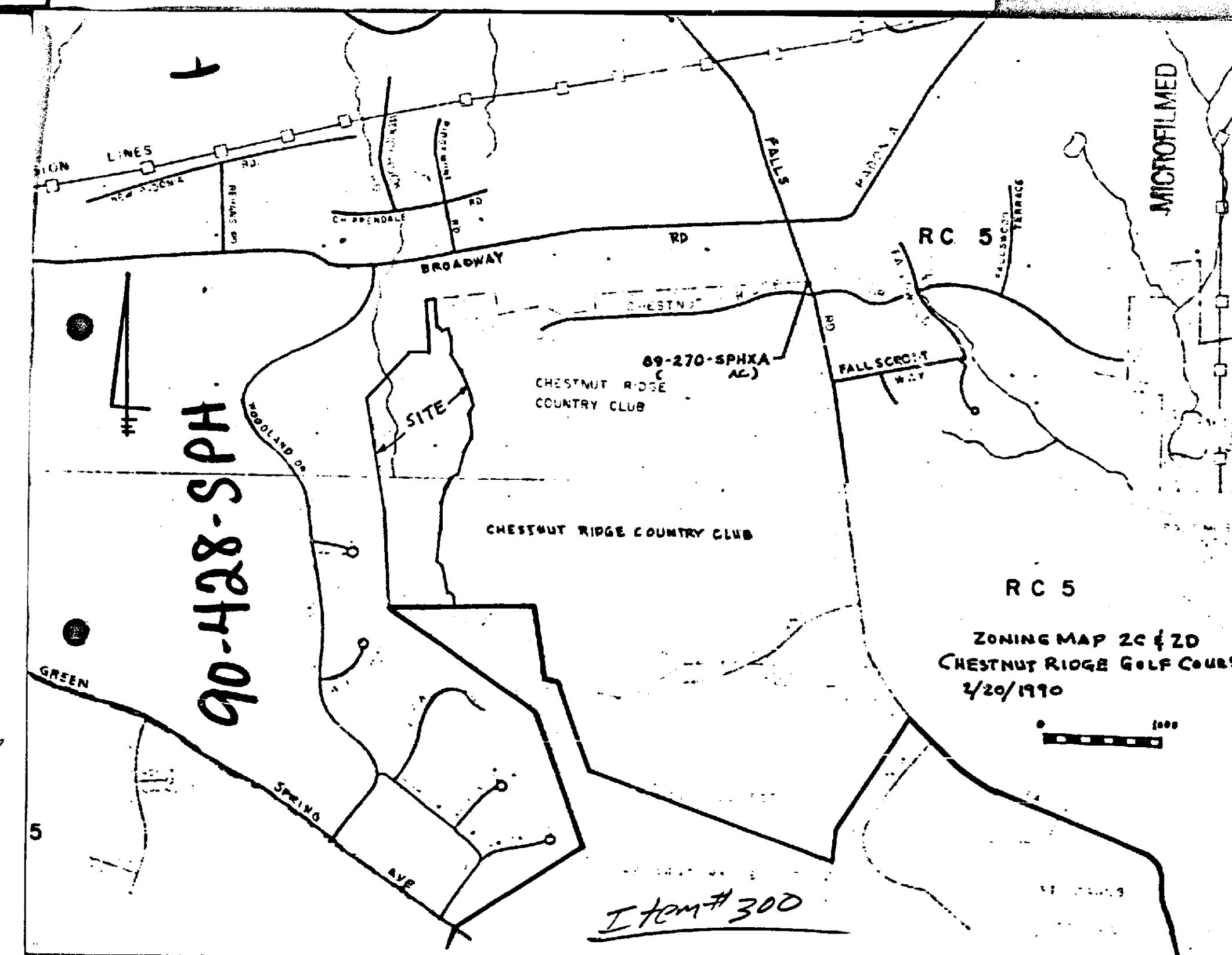
NAME ADDRESS
A.D. MCCOMAS 12405 FAUS RD
EX DIR. FALLS RD COMM ASSOC. COCKEYSVILLE, MD 21030
Karen Meyer PO Box 5402
EX DIR. - Valleys Planning Council JUMP, MD 21085-5402
Muriel Ann Anthony DeLauney 1401 Broadway Road 21093
JACQUELINE SWANNEY 4 ROLAND BROOK COURT 21093
Harold H. Burns, Jr. 5 Candlestick Dr. 21093
(Information) Kathleen Ellis 2920 N. Calvert 21218
VINCENT J. MOSKOWS 11410 DAVENPORT LANE
(Information Only) Susan Thornton 500 E. JOPPA RD. Towson, MD 21204
LEONARD RAUCH 409 Washington Ave. Towson
11511 WOODLAND DR. LUTHERVILLE MD 21093

MICROFILMED

PROTESTANT(S) SIGN-IN SHEET

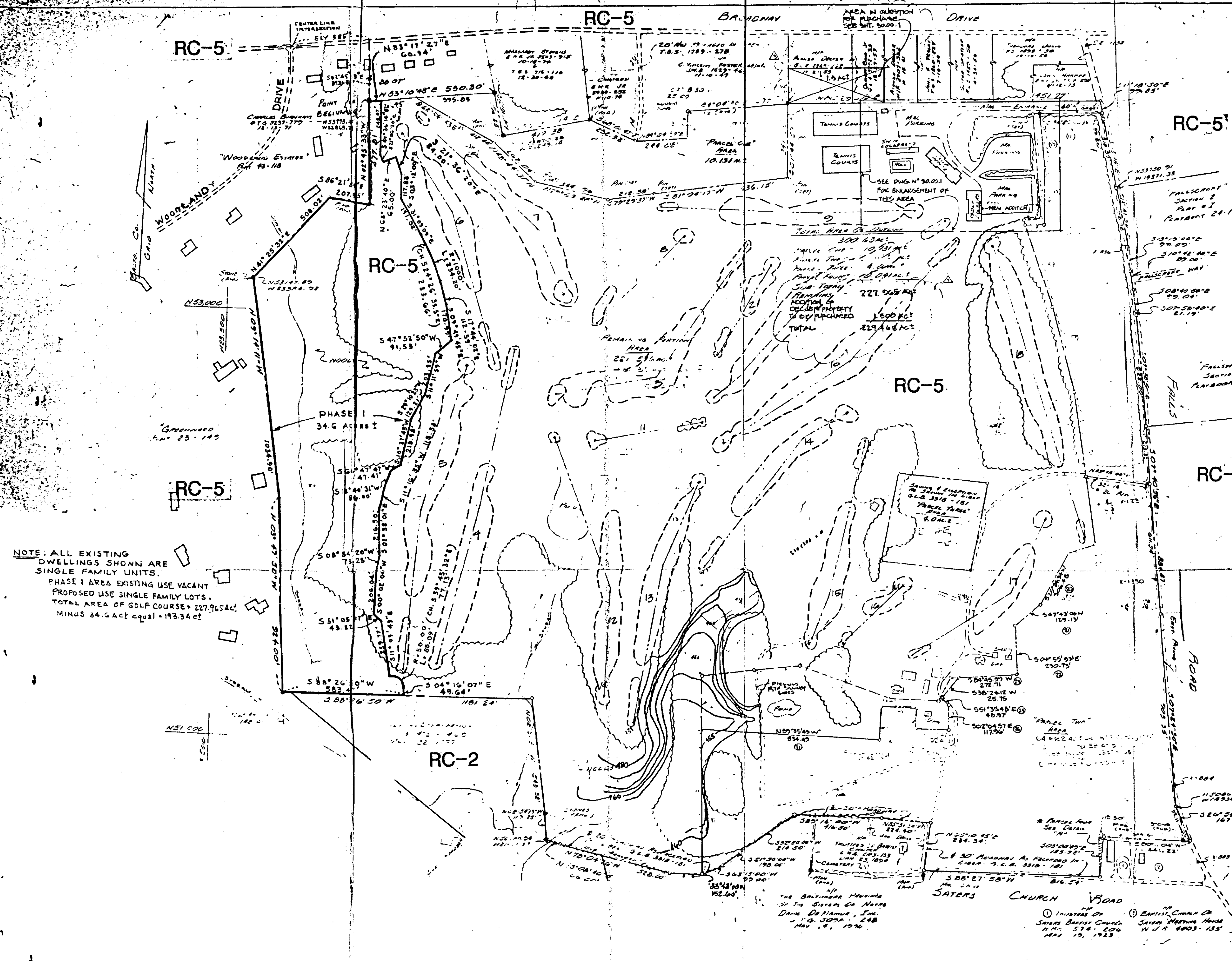
NAME ADDRESS
Harold H. Burns, Jr. 5 Candlestick Dr. 21093
A.D. MCCOMAS, EX DIR. P.O. Box 555
FALLS ROAD COMM. ASSOC. BROOKLANDVILLE, MD 21022
PARKMAN & JONES DELAUNAY 1401 Broadway Road
JACQUELINE SWANNEY 4 ROLAND BROOK COURT
LUTHERVILLE MD 21093
Ludwig Sternke 10 Burnside Court
(Information Only) Susan Thornton Lutherville MD 21093
Towson Times 11515 Woodland Drive
Sidney Silber Lutherville MD
LEONARD RAUCH 11511 Woodland Dr.
Lutherville MD 21093
Margaret Ann Shivers 1325 Broadway Rd. Lutherville MD
Robert J. Shivers 11208 Ridgeway Rd. Lutherville MD
DRS. RICHARD MARIAN DUMEREAU 11701 Woodland Drive Lutherville
21093

MICROFILMED



Continued from Page 1 of 2

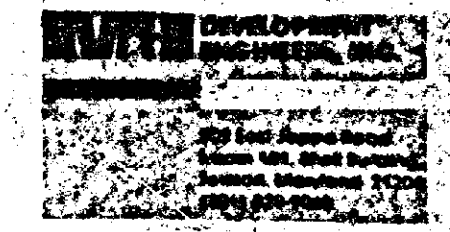
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1-752	54418.63	1931.32
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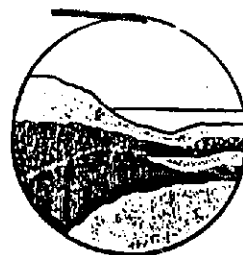


90-428-SPH

PLAT TO ACCOMPANY APPLICATION FOR SPECIAL HEARING
CHESTNUT RIDGE ESTATES ON THE GREENS
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1" = 200' FEB. 27, 1990

PETITIONER'S
EXHIBIT 1





Maryland Department of Natural Resources

Tidewater Administration
Tawes State Office Building
580 Taylor Avenue
Annapolis, Maryland 21401

William Donald Schaefer
Governor

PROTESTANT'S EXHIBIT 1

Torrey C. Brown, M.D.
Secretary

July 12, 1989

90-428
SPH

To: Ross Beschner
Watershed Permits Division
Water Resources Administration

From: Elder A. Ghiglierelli
Power Plant and Environmental Review Division

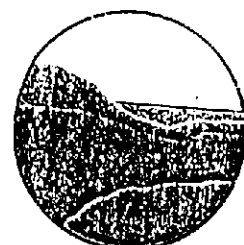
Subject: Comments from the Power Plant and Environmental Review Division of the Tidewater Administration on Waterway Construction Permit application No. 89-PO-1070. Construction of 4 irrigation ponds on a tributary to Dipping Pond Run (Class III). Patapsco River Drainage - Baltimore County.

Dipping Pond Run is a tributary to the upper Jones Falls and is classified as a natural trout stream (Class III). Surveys of Dipping Pond Run by the Freshwater Fisheries Division of DNR have confirmed that a natural reproducing brook trout population is present in the stream. Dipping Pond Run is especially important because it is the only stream in the Jones Falls watershed that is known to support a natural reproducing brook trout population. Since Dipping Pond Run and its tributaries are natural trout waters (Class III) it must be protected for the "growth and propagation of trout" (COMAR 10.50.01.02B(3)(e)) along with other aquatic resources.

The applicant proposes to construct 4 irrigation ponds on a tributary to Dipping Pond Run. The proposed ponds are on two small forks in the stream's headwaters. A small irrigation pond already exists on each of the small forks. The proposed ponds are intended to supply irrigation water for the golf course at the Chestnut Ridge Country Club.

As a rule the Tidewater Administration is strongly opposed to the construction of ponds along trout streams. This opposition stems from the fact that during the summer, ponds act as large solar collectors and the water held in them can be heated above the tolerance limits of trout. When it rains the ponds overflow and large amounts of heated water are released

Telephone: _____
DNR TTY for Deaf: 301-974-3683



Maryland Department of Natural Resources

Tidewater Administration
Tawes State Office Building
580 Taylor Avenue
Annapolis, Maryland 21401

William Donald Schaefer
Governor

PROTESTANT'S EXHIBIT 3

Torrey C. Brown, M.D.
Secretary

February 21, 1990

90-428 SPH

To: Ross Beschner
Waterway Permits Division
Water Resources Administration

From: Elder A. Ghiglierelli
Power Plant and Environmental Review Division

Subject: Comments from the Power Plant and Environmental Review Division of the Tidewater Administration on Waterway Construction Permit application No. 89-PO-1070. Construction of 3 irrigation ponds on a tributary to Dipping Pond Run (Class III). Patapsco River Drainage - Baltimore County.

Dipping Pond Run is a tributary to the upper Jones Falls and is classified as a natural trout stream (Class III). Dipping Pond Run is especially important because it is the only stream in the Jones Falls watershed that supports a natural reproducing brook trout population.

The applicant proposes to construct 3 irrigation ponds for the Chestnut Ridge Country Club golf course on 2 tributaries to Dipping Pond Run. A small pond already exists on each tributary. To avoid possible adverse affects on trout, the applicant proposes to provide sufficient storage capacity in the ponds during the summer to trap and hold a two year storm event. Following a rain event, the applicant will use the golf course's irrigation system to pump water from the ponds and spray it onto the land where it can infiltrate into the ground.

In initial discussions with the applicant and their engineer, we were led to believe that following a rain event the two year storage capacity in the ponds could be recovered in 24 hours or less. Recently, however, we have been informed that it will take approximately 4 1/2 days to pump sufficient water through the irrigation system to regain the 2 year storm storage capacity in the ponds. The rate at which storage capacity is restored is

Telephone: _____
DNR TTY for Deaf: 301-974-3683

M. & H. DEVELOPMENT ENGINEERS, INC.

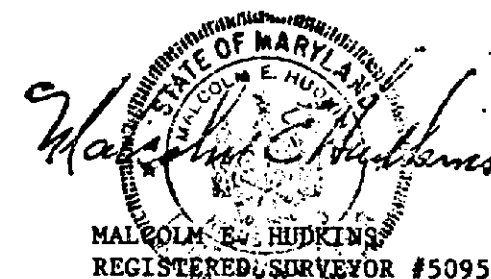
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

APRIL 24, 1990

DESCRIPTION FOR SPECIAL HEARING

BEGINNING for the same at a point, distant the two (2) following courses and distances from the intersection formed by the center line of Woodland Drive and Broadway Road: (1) easterly 385± feet and (2) S 02° 45' 33" E, 393.25 feet; thence running and binding along new lines of division the thirty-two (32) following courses and distances, VIZ: (1) N 83° 17' 27" E, 220.45 feet, (2) S 63° 01' 32" E, 95.00 feet, (3) S 77° 39' 18" W, 246.62 feet, (4) S 01° 36' 14" E, 171.26 feet, (5) S 21° 36' 20" E, 40.00 feet, (6) N 68° 23' 40" E, 65.00 feet, (7) S 21° 36' 20" E, 84.00 feet, (8) S 03° 12' 00" E, 117.88 feet, (9) S 31° 09' 09" E, 191.02 feet, (10) by a curve to the right having a radius of 1000.00 feet, for a distance of 234.20 feet, the chord of which bears S 24° 26' 35.5" E, 233.66 feet, (11) S 17° 44' 02" E, 112.59 feet, (12) S 09° 49' 45" E, 170.99 feet, (13) S 47° 52' 50" W, 91.53 feet, (14) S 11° 11' 59" W, 203.85 feet, (15) S 29° 10' 23" W, 129.21 feet, (16) S 10° 37' 43" W, 218.98 feet, (17) S 60° 47' 47" W, 47.41 feet, (18) S 18° 40' 31" W, 86.00 feet, (19) S 11° 16' 35" W, 113.58 feet, (20) S 02° 38' 01" E, 216.50 feet, (21) S 09° 54' 20" W, 73.25 feet, (22) S 00° 02' 04" W, 206.04 feet, (23) S 51° 05' 17" E, 43.22 feet, (24) S 11° 09' 49" E, 259.77 feet, (25) by a curve to the right having a radius of 50.00 feet, for a distance of 88.09 feet, the chord of which bears S 59° 45' 32" E, 77.13 feet, (26) S 04° 16' 07" E, 49.64 feet, (29) S 88° 26' 50" W, 583.47 feet, (28) N 03° 47' 50" W, 924.00 feet, (29) N 09° 14' 11" W, 1034.90 feet, (30) N 41° 25' 32" E, 508.02 feet, (31) S 86° 21' 54" E, 207.95 feet and (32) N 02° 45' 33" W, 477.81 feet to the PLACE OF BEGINNING, containing 34.9 acres, more or less.

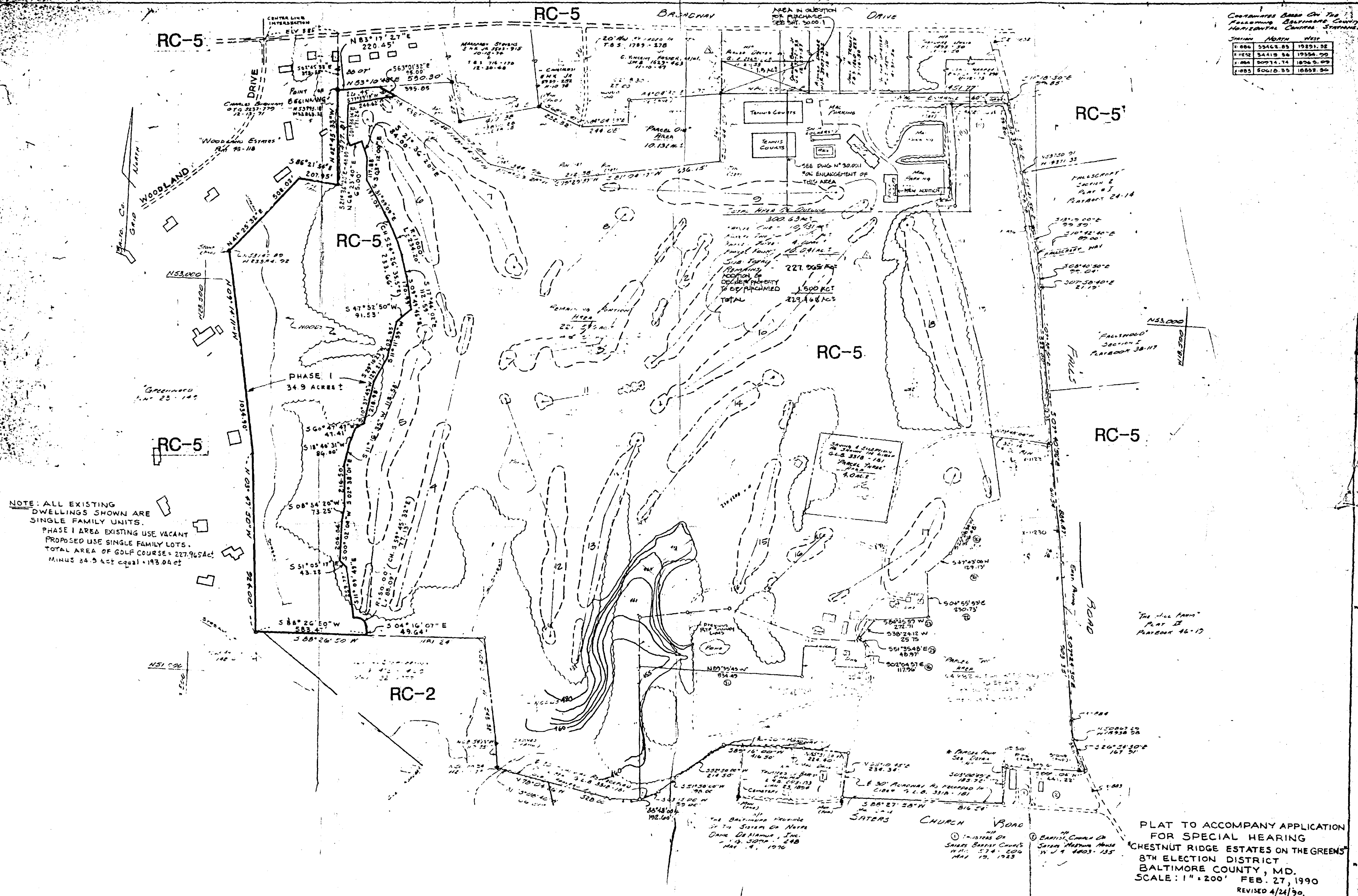


PETITIONER'S EXHIBIT 3

90-428
SPH

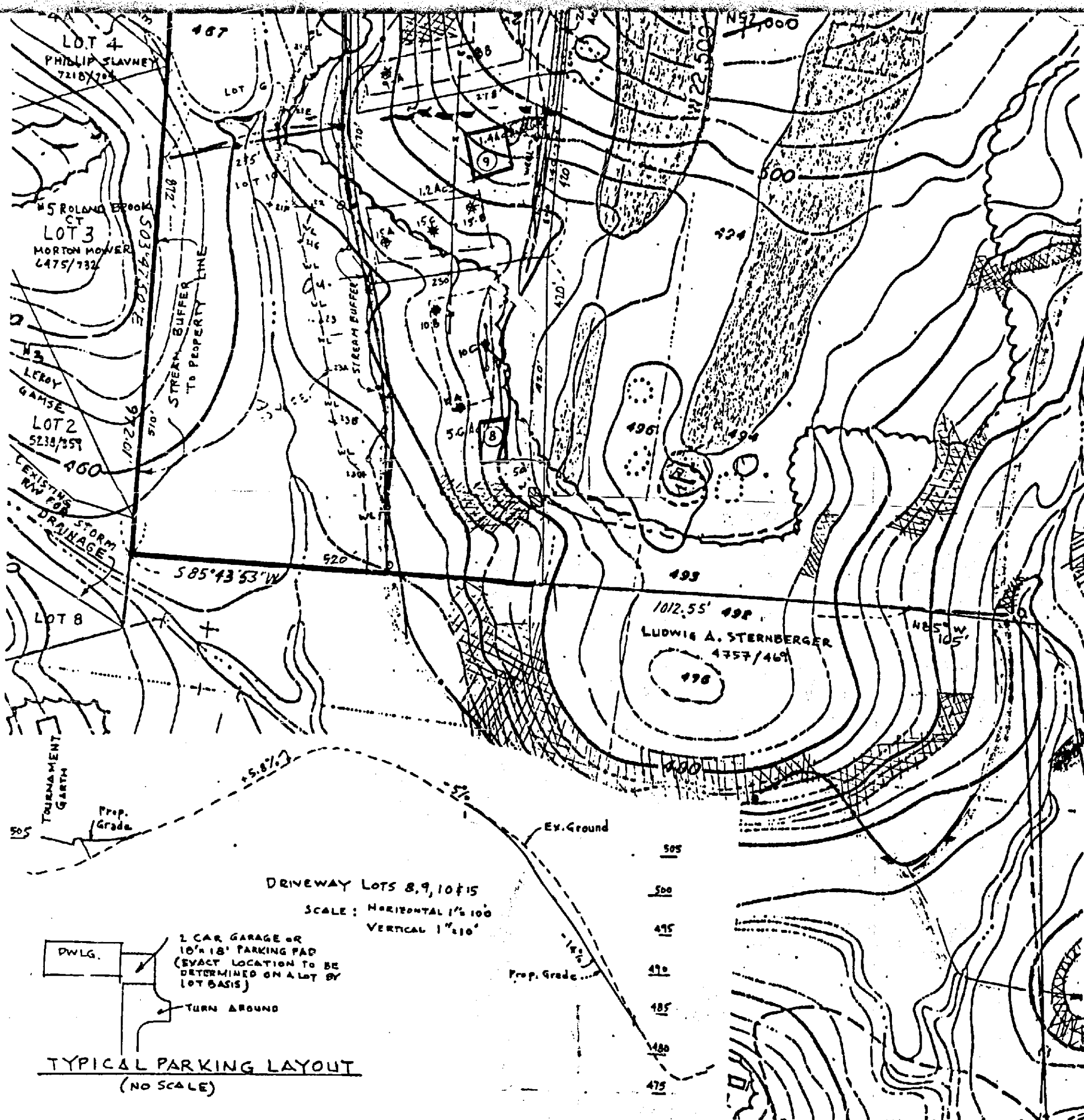
CONTAINERS BASED ON THE FOLLOWING BALTIMORE COUNTY HORIZONTAL CONTROL STATIONS

STATION	NORTH	WEST
1-086	55462.85	19251.22
1-1152	54415.34	19354.99
1-084	50074.74	18765.09
1-085	50610.35	18823.34

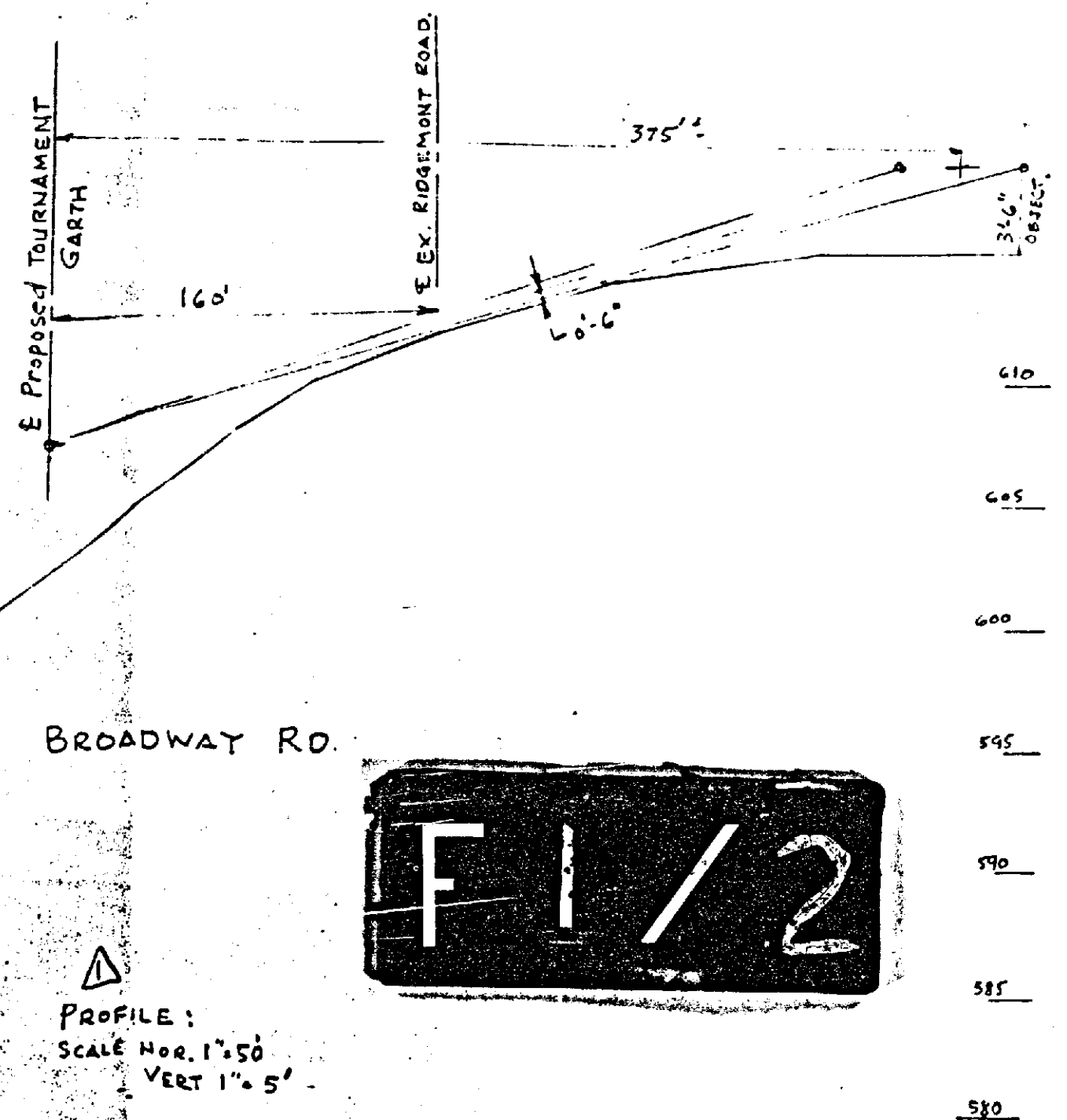
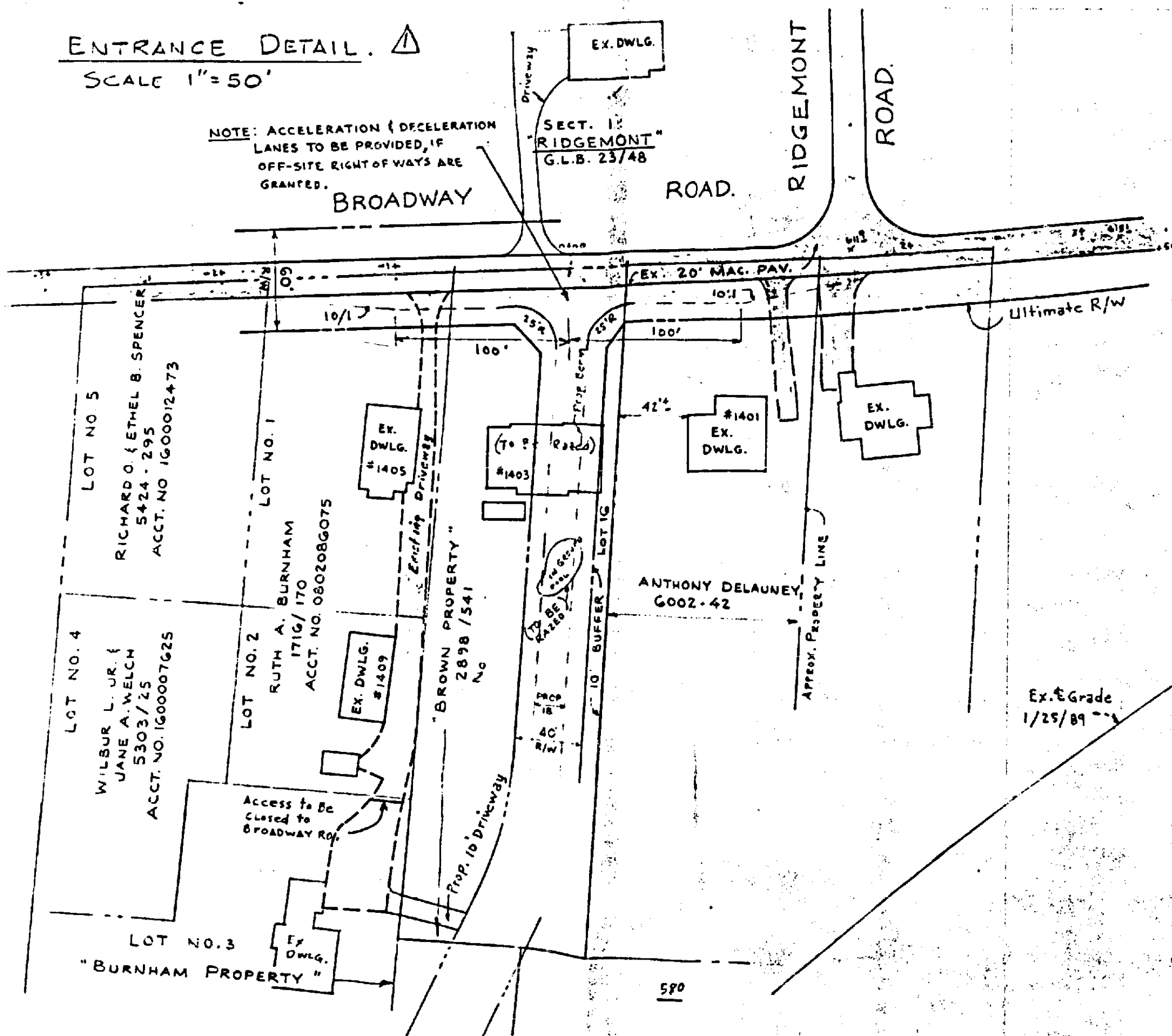
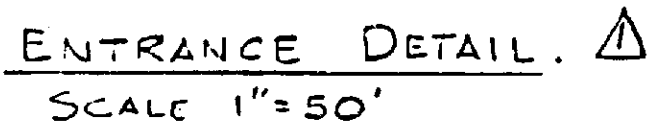


PETITIONER'S EXHIBIT 2

DEVELOPMENT ENGINEER, INC.
300 East Avenue Road
Suite 101, State Building
Towson, Maryland 21204
(410) 526-0000



REVISIONS			
No.	BY	REVISION	Date
1	LB	Pre-CFG Comments	1/30/94



c) proposed off-street parking = 17 lots \times 2 p.s./lot = 34 spaces

12. Each lot will have a private water & sewage system.
19. Street lights shown thus: \blacktriangle (Proposed 11)
14. Hatched areas XXXX Indicate those areas of site with slopes greater than 25%
15. Average daily trips (A.D.T.) = $12.4 \text{ trips/unit} \times 17 \text{ units} = (211)$
16. TOURNAMENT GARTH Area = 1.1 Acs
17. Net area of site: 36.8 Acs
18. Average lot size: 2.0 Acs
19. Agreements for maintenance of common driveways shall be recorded prior to the recording of a plat for this project.
20. No historic buildings exist on this site
21. There are no significant geological formations, archaeological sites, endangered species habitat, critical areas or hazardous materials on-site.
A. Any Existing Wells and/or Septic system that are to be abandoned will be accomplished by approved method of Baltimore health department.
22. All existing dwellings on-site are used as residential structures.
23. This site is 32% sparse veg. 68% wooded. Individual lot grading is to be as minimal as possible for the construction of each house and driveway. (No more than 15% of any lot may be covered by Building.)
24. Refuse Collection for panhandle lots will be at a central location and indicated on the Development Plan. Refuse will not be collected from the fronts of said lots.
25. \odot denotes proposed perc tests. \otimes denotes failed tests.
26. Existing contours shown thus: $\text{---} \text{---} \text{---} \text{---} \text{---}$ (5' intervals) $\text{---} \text{---} \text{---}$ $\frac{150}{200}$
27. Proposed well ||||| wetland delineation $\text{---} \text{---} \text{---}$; Stream Buffer Line $\text{---} \text{---} \text{---}$

Soil Types &			Limitations	
Group	Soil Series	Map Symbol	3 story w/ basements	Streets
C	Codorus	Cu	SEVERE FLOOD HAZARD	SEVERE FLOOD HAZARD
D	Manor	MbCz	SLIGHT	MODERATE SLOPE
C	Blennle	Gnd	MODERATE	SEVERE - HIGH WATER TABLE
D	Manor	MbCz	SEVERE SLOPE	SEVERE SLOPE

NOTE: THE PANHANDLE DRIVEWAY SHALL BE BUILT IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE DIRECTOR OF PUBLIC WORKS. THE PANHANDLE SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT & PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT COUNCILMANIC DISTRICT 3 OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST.

WATERSHED 24	FRONTAGE 2150' 11" ALK 2' 40" R/W
SUBWATERSHED 61	GRADE 1.0% TO 12% 2-12' LANES
CENSUS TRACT 4083	BIT. OR MOUNTABLE CURB, NEW PLATE
DALTON CO. SOIL MAP SHEET - 28	R-3. LESS THAN 1501 ADT
	FRONTAGE 2150' 11" ALK 2' 40" R/W
	GRADE 1.0% TO 12% 2-9' LANES
	MOUNTABLE CURB, LESS 251 ADT
	NO ON STREET PARKING

NOTE: NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY BATS, CO. D.B.F. R.M. THIS WILL BE NOTED ON THE RECORDED PLAT THAT WILL CONTAIN RESTRICTIVE COVENANTS GOVERNING THE FOREST BUFFER EASEMENT.

LANDSCAPING REQUIRED
1 TREE/UNIT = 17 TREES
M. & H. DEVELOPMENT ENGINEERS, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING,
TONSONVILLE ROAD, GAITHERSBURG, MD 20878
PHONE # 828-9001

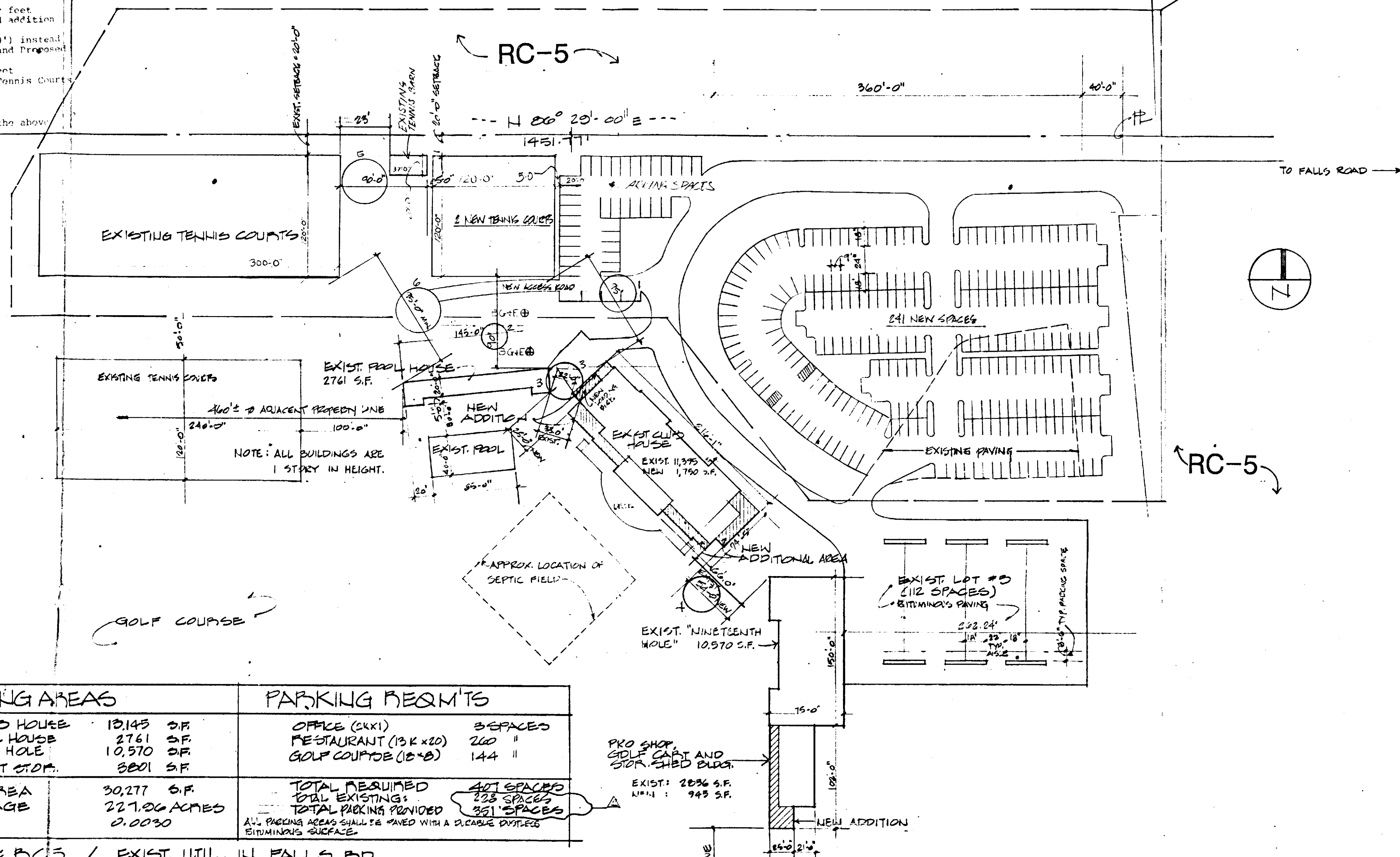
- ▲ MITIGATIVE MEASURES TO PROTECT EXISTING SLOPES:
1. PROPER GRADING, SEDIMENT CONTROL AND STABILIZATION PRACTICES IN ACCORDANCE WITH BALTIMORE COUNTY SOIL CONSERVATION SERVICE.
 2. CULTIVATED AREAS TO BE PERMANENTLY STABILIZED BY APPROVED PROCEDURE.

The Owners of the Property have filed for a Variance from Section 1-A04.3B3 of the Zoning Regulations of Baltimore County (1987 Edition) in accordance with the following: (SEE NOTE NUMBERS ON PLAN.)

1. To allow a building setback of a minimum of eighty-eight (88) feet, instead of one hundred feet (100') between the proposed Tennis Courts and the proposed Addition to the Club House.
2. To allow a building setback of a minimum of fifty-eight feet (58'), instead of one hundred feet (100'), between the Proposed Tennis Courts and the Existing Pool House.
3. To allow a building setback of a minimum of twenty-one feet (21'), instead of one hundred feet (100'), between the existing Pool House and proposed Addition to Club House.
4. To allow a building setback of a minimum of fifty feet (50'), instead of one hundred feet (100'), between proposed addition to club house and Locker Building.
5. To allow a setback of a minimum of sixty feet (60') instead of one hundred feet (100') between Existing Tennis Courts and Proposed Tennis Courts.
6. To allow a setback of a minimum of ninety-five feet (95') instead of one hundred feet (100') between Existing Tennis Courts and Existing Pool House.

Hearing was held on January 19, 1999 at which time all of the above variances were granted.

HEARING CASE NO: 89-270-STHX-A
CHESTNUT RIDGE



BUILDING AREAS		PARKING REQ'TS	
CLUB HOUSE	12,145 S.F.	OFFICE (24X1)	3 SPACES
POOL HOUSE	2,761 S.F.	RESTAURANT (13K X 20)	260 "
19TH HOLE	10,570 S.F.	GOLF COURSE (10 X 8)	144 "
CART SHOP	3,801 S.F.		
TOT. AREA	30,277 S.F.	TOTAL REQUIRED	407 SPACES
ACREAGE	227.86 ACRES	TOTAL EXISTING	238 SPACES
F.A.P.	0.0030	TOTAL PARKING PROVIDED	351 SPACES
		ALL PARKING AREAS SHALL BE PAVED WITH A DRAINAGE SYSTEM	

ZONE: RC-5 / EXIST. UTIL. IN FALLS RD.

TOTAL NEW CONSTRUCTION SQ. FOOTAGE: 2,695 S.F.
TOTAL EXISTING BUILDING AREA: 27,582 S.F.
TOTAL PERCENTAGE OF NEW: EXISTING SQ. FOOTAGE 9.77 %

CHESTNUT RIDGE COUNTRY CLUB
11700 FALLS ROAD; LUTHERVILLE, MARYLAND 21093

ELECTION DISTRICT 8 COUNTY COUNCIL DISTRICT 3

EXISTING AND NEW BUILDING AREAS			
BLDG.	EXIST. AREA	NEW ADDIT.	TOTAL
POOL HOUSE	2,761 S.F.		2,761
CLUB HOUSE	11,395 S.F.	1,790 S.F.	13,145
19TH HOLE	10,570 S.F.		10,570
PRO SHOP	2,886 S.F.	945 S.F.	3,801
	27,582 S.F.	2,695 S.F.	30,277 S.F.
2695/27,582 = 9.77 % ADDED AREA			

Chestnut Ridge Country Club
Lutherville, Maryland 21093

G&D

Architect
Cochran, Stephenson & Donkerviel, Incorporated
925 North Charles Street, Baltimore, Maryland 21201
STRUCTURAL ENGINEERS
16 W. 35th St., Baltimore, Maryland 21218
MECHANICAL AND ELECTRICAL
James P. Pappas Associates, Inc.
1100 E. Pratt Street, Baltimore, Maryland 21202
FOOD SERVICE CONSULTANT
Restaurant Resource Inc.
11-C Wynns Mill Ct., Owings Mills, Maryland 21117
GENERAL CONTRACTOR
Henry H. Lewis Contractors, Inc.
55 Sayre Mill Ct., P.O. Box 26, Owings Mills, Maryland 21117

No.	Date	Revision
1	11/8/88	NORMAN
2	2/16/89	NORMAN/BRG

Project No.:
Date: 10/26/88
Scale: 1" = 60'-0"
Sheet Title:
PROPOSED PARKING PLAN
Sheet No.: 30.00.1 Of:

IN THE MATTER OF
THE APPLICATION OF
CHESTNUT RIDGE COUNTRY CLUB
INC. FOR A SPECIAL HEARING ON
PROPERTY LOCATED ON THE SOUTH
SIDE FALLS ROAD, 393' SOUTH OF
A POINT 385' EAST OF WOODLAND
DRIVE (1700 FALLS ROAD)
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 90-428-SPH

ORDER OF DISMISSAL

This matter comes before this Board on appeal from a decision of the Zoning Commissioner dated June 15, 1990 wherein the Petition for Special Hearing was denied.

WHEREAS, by letter dated September 20, 1994, the Board of Appeals notified the parties of record in the above-entitled matter that the appeal would be dismissed for lack of prosecution after a period of 30 days; and

WHEREAS, the Board has not received a reply from its letter of September 20, 1994, within 30 days as requested;

THEREFORE, the Board will, on its own Motion, dismiss the within appeal.

IT IS HEREBY ORDERED this 24th day of October, 1994 by the County Board of Appeals of Baltimore County that the above-referenced appeal in Case No. 90-428-SPH be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett, Chairman



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

October 24, 1994

Harry S. Shapiro, Esquire
400 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 90-428-SPH
Chestnut Ridge Country Club, Inc.

Dear Mr. Shapiro:

Enclosed is a copy of the Order of Dismissal issued this date by the County Board of Appeals in the subject matter.

Very truly yours,

Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Mr. Michael H. Ricklen
Chestnut Ridge Country Club
Harold H. Burns, Esquire
Mr. A. D. McComas, Exec. Dir.
Falls Road Community Association
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
W. Carl Richards /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Printed with Soy-based Ink
on Recycled Paper

IN RE: PETITION FOR SPECIAL HEARING

S/S Falls Rd., 393 ft. south of
a point 385' E of Woodland Drive
1700 Falls Road
8th Election District
3rd Councilmanic District
Chestnut Ridge Country Club, Inc.
Petitioner

* BEFORE THE

* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE # 90-428-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, pursuant to the Petition for Special Hearing, requests approval of an amended Plat removing 34.432 acres +/- from the previously approved special exception country club, pursuant to zoning case No. 89-270SPHXA, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Robert Taubman, appeared and was represented by Harry S. Shapiro, Esquire. Appearing on behalf of the Petitioner was Mr. V. J. Moskunas, M & H Engineering, Inc. Appearing as Protestants were Harold H. Burns, Jr., A.D. McComas, Executive Director, Falls Road Community Association, Anthony and Joyce Delaney, Jacqueline Slavney, Ludwig Sternberger, Sidney Silber, Leonard Rauch, Margaret Stevens, Robert Hunter, Drs. Richard and Marian Damewood and Karen Meyer, Executive Director, Valley Planning Council. Also appearing, pursuant to a subpoena issued by the Protestants, was Rocky Powell, Department of Environmental Protection and Resource Management.

Testimony indicated that the subject property known as the Chestnut Ridge Country Club, consists of 227.965 acres +/-, zoned R.C.5 and is improved with a subject country club including golf course, pool, tennis courts and related improvements. Testimony indicated that the Petitioner

ORDER RECEIVED FOR FILING
Date 10/24/94
By [Signature]

MICROFILMED

is desirous of removing 34.432 acres from the special exception country club granted, pursuant to case No. 89-270-SPHXA, for possible future residential development, as indicated on Petitioner's Exhibit No. 1.

Mr. Harry Shapiro proffered much of the testimony for the Petitioner. Mr. Shapiro stated that the Petitioner is proposing to move the country club's western boundary line eastward, as indicated on Petitioner's Exhibit No. 1. He proffered that removing the 34.432 acre parcel from the existing special exception golf course will have no impact on parking or in any way change the nature of the existing country club. Additionally, Mr. Shapiro stated that, in his opinion, granting the requested relief will have no detrimental impact on the community or the environment.

Mr. Robert Taubman testified that the subject country club has had a good relationship with the community over the years and that, in his opinion, the requested relief will have no detrimental impact on the club's neighbors.

Numerous individuals appeared and testified in opposition to the Petitioner's proposal. The Protestants primary concerns pertained to the environment, safety and privacy. The Protestants testified extensively regarding what they perceived as an anticipated negative impact on Dipping Pond Run and the environment in general, should the Petitioners be permitted to develop the subject 34.432 acres, as proposed. Several Protestants also testified regarding their opposition to the construction of a panhandle to Broadway Road to access the subject parcel. They testified regarding their concerns for the safety of their children, as well as their property values, should the Petitioner's relief be granted.

Mr. Rocky Powell appeared and testified regarding the reproducing brook trout population currently in Dipping Pond Run and indicated that

ORDER RECEIVED FOR FILING
Date 10/24/94
By [Signature]

-2-

MICROFILMED

Dipping Pond Run is the last stream in the Jones Falls Water Shed that maintains a reproducing brook trout population.

The burden on the Petitioner is to establish evidence, that the Petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

The Zoning Commissioner finds that the Petitioner has not affirmatively complied with the requirements of Section 502.1, specifically, subsections a,b,e and h.

Based on the testimony and evidence produced at the hearing, the requested relief must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of June, 1990, that permission to approve an amended Plat to remove 34.432 acres +/- from previously approved special exception country club, pursuant to zoning case No. 89-270SPHXA, is hereby DENIED.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmn
att.
cc: Peoples Counsel

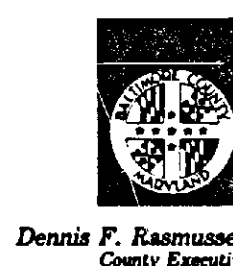
ORDER RECEIVED FOR FILING
Date 6/15/90
By [Signature]

-3-

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3383
J. Robert Haines
Zoning Commissioner

June 12, 1990



Harry S. Shapiro, Esquire
400 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Chestnut Ridge Country Club, Inc., Petitioner
Case #90-428-SPH

Dear Mr. Shapiro:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmn
att.
cc: Peoples Counsel
cc: Protestants

MICROFILMED

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-428-SPH

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.: 887-0110

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDER RECEIVED FOR FILING
Date 5/12/90 at 3:30 p.m.
By [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 1st day of May, 1990, at 7:00 o'clock

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2 HR. (over 1/2) 13:15
ALL INFORMATION - MUST BE SUBMITTED
REVIEWED BY: [Signature] DATE 3-6-90

MICROFILMED

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

MARCH 6, 1990

DESCRIPTION FOR SPECIAL HEARING

BEGINNING for the same at a point, distant the two following courses from the intersection formed by the center lines of Woodland Drive and Broadway Road, 1) easterly 385 feet; 2) S 02° 45' 33" E, 393.25 feet. Thence running and binding along new lines of division the thirty (30) following courses and distances viz, 1) N 83° 17' 27" E, 60.94 feet, 2) S 01° 36' 14" E, 248.47 feet, 3) S 21° 36' 20" E, 40.00 feet, 4) N 68° 23' 40" E, 65.00 feet, 5) S 21° 36' 20" E, 84.00 feet, 6) S 03° 12' 00" E, 117.88 feet, 7) S 31° 09' 09" E, 191.02 feet, 8) by a curve to the right having a radius of 1000.00 feet, for a distance of 234.20 feet, the chord of which bears S 24° 26' 35.5" E, 231.66 feet, 9) S 17° 44' 02" E, 112.59 feet, 10) S 09° 49' 45" E, 170.99 feet, 11) S 47° 52' 50" W, 91.53 feet, 12) S 11° 11' 59" W, 203.85 feet, 13) S 29° 10' 23" W, 129.21 feet, 14) S 10° 37' 43" W, 218.98 feet, 15) S 60° 47' 47" W, 47.41 feet, 16) S 18° 40' 31" W, 86.00 feet, 17) S 11° 16' 35" W, 113.58 feet, 18) S 02° 38' 01" E, 216.50 feet, 19) S 08° 54' 20" W, 73.25 feet, 20) S 00° 02' 04" W, 206.04 feet, 21) S 51° 05' 17" E, 43.22 feet, 22) S 11° 09' 49" E, 259.77 feet, 23) by a curve to the right having a radius of 50.00 feet, for a distance of 88.09 feet, the chord of which bears S 59° 45' 32" E, 77.13 feet, and 24) S 04° 16' 07" E, 49.84 feet, 25) S 88° 26' 50" W, 583.47 feet, 26) N 03° 47' 50" W, 924.00 feet, 27) N 09° 14' 11" N, 1034.90 feet, 28) N 41° 25' 32" E, 508.02 feet, 29) S 86° 21' 54" E, 207.95 feet, 30) N 02° 45' 33" W, 477.81 feet to PLACE OF BEGINNING containing 34.6 acres more or less.



MALCOLM E. HUDKINS
REGISTERED SURVEYOR #5095

90-428-SPH

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-428-SPH
District: 8th Date of Posting: 4-10-90
Posted for: Special Hearing
Petitioner: Chestnut Ridge Country Club, Inc.
Location of property: 5/8 Falls Road, 383' S of a point 385' E of Woodland Drive (1700 Falls Road)
Location of Sign: West side of Falls Road at entrance to subject property
Remarks:
Posted by: S. J. Grata Date of return: 4-20-90
Number of Signs: 1

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 4, 1990.

TOWSON TIMES,

S. Zeke Orlov
Publisher

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 5, 1990.

THE JEFFERSONIAN,

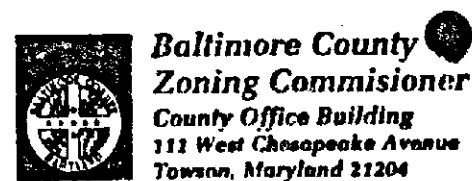
S. Zeke Orlov
Publisher

MICROFILMED

RECEIVED
COUNTY BOARD OF APPEALS
90 AUG -3 AM 10:31

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

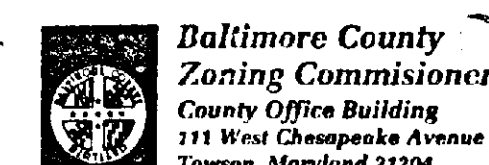
90-428-SPH
District: 8th Date of Posting: July 28, 1990
Posted for: Appeal
Petitioner: Chestnut Ridge Country Club
Location of property: 5/8 Falls Road, 383' S of a point 385' E of Woodland Drive (1700 Falls Road)
Location of Sign: West side of Falls Road at entrance to subject property
Remarks:
Posted by: S. J. Grata Date of return: August 2, 1990
Number of Signs: 1



receipt
No 2889

Date: 7/03/90
COPIES: DTY PRICE
780 -AUDIO TAPE 01 X \$15.00
TOTAL: \$15.00

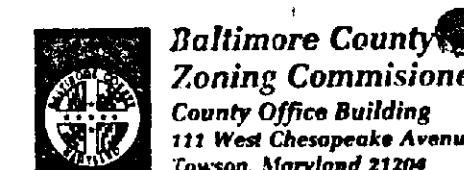
MICROFILMED



receipt
No 2351

Date: 5/12/90
PUBLIC HEARING FEES DTY PRICE
050 -POSTING SIGNS / ADVERTISING 1 X \$127.41
TOTAL: \$127.41
LAST NAME OF OWNER: CHESTNUT RIDGE

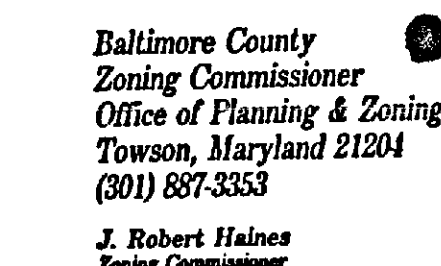
MICROFILMED



receipt
No 3015

Date: 7/24/90
APPEAL FEES QTY PRICE
140 -OF ALL OTHER ORDERS 1 X \$125.00
150 -POSTING SIGNS / ADVERTISING 1 X \$25.00
TOTAL: \$150.00
LAST NAME OF OWNER: CHESTNUT RIDGE

MICROFILMED



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing
CASE NUMBER: 90-428-SPH
5/8 Falls Road, 383' S of a point 385' E of Woodland Drive (1700 Falls Road)
8th Election District - 3rd Councilmanic
Petitioner(s): Chestnut Ridge Country Club, Inc.
HEARING: TUESDAY, MAY 1, 1990 at 9:30 a.m.

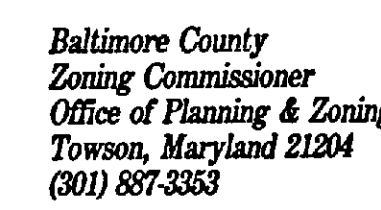
Special Hearings: To approve an amended plat to remove a special exception which was approved by Case #89-270-SPH.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Chestnut Ridge Country Club, Inc.
Harry Shapiro, Esq.

MICROFILMED



March 28, 1990



Harry S. Shapiro, Esq.
400 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Case Number: 90-427-SPHIX and 90-428-SPHA
Petitioner: Chestnut Ridge Country Club
Location: 1700 Falls Road

Dear Mr. Shapiro:

Please be advised that due to scheduling conflicts beyond our control, the above matter, previously set to be heard on May 1, 1990 cannot go forward on that date.

Your case has been rescheduled for May 2, 1990 at 3:30 p.m.

This office regrets any inconvenience caused by this change and thanks you for your cooperation and understanding.

Very truly yours,

G. G. Stephens
(301)887-3391

GGS

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE APR 18 1990



Dennis F. Rasmussen
County Executive

Chestnut Ridge Country Club, Inc.
1700 Falls Road
Lutherville, Maryland 21093
RE: Petitions for Special Hearing
CASE NUMBER: 90-428-SPH
5/8 Falls Road, 383' S of a point 385' E of Woodland Drive (1700 Falls Road)
8th Election District - 3rd Councilmanic
Petitioner(s): Chestnut Ridge Country Club, Inc.
HEARING: WEDNESDAY, MAY 2, 1990 at 3:30 p.m.

Gentlemen:

Please be advised that \$127.41 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland (fifteen (15) minutes before your hearing is scheduled to begin.

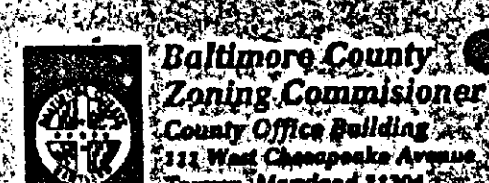
Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

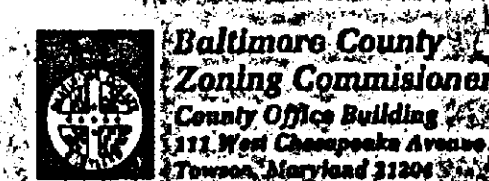
cc: Harry Shapiro, Esq.

MICROFILMED



receipt
No 1610

Date: 3/06/90
PUBLIC HEARING FEES DTY PRICE
140 -OF ALL OTHER ORDERS 1 X \$125.00
150 -POSTING SIGNS / ADVERTISING 1 X \$25.00
TOTAL: \$150.00
LAST NAME OF OWNER: CHESTNUT RIDGE



receipt
No 1608

Date: 3/06/90
PUBLIC HEARING FEES DTY PRICE
140 -OF ALL OTHER ORDERS 1 X \$125.00
150 -POSTING SIGNS / ADVERTISING 1 X \$25.00
TOTAL: \$150.00
LAST NAME OF OWNER: CHESTNUT RIDGE

Vince Maskopus
1655 S. P. 2nd Avenue, Apt. 102
11215
Hyattsville

Cashier Validation: Please make checks payable to: Baltimore County